



## Greyfriars, Hutton, Brentwood, Essex, CM13 2XB

£2,250,000



Located in this very quiet cul-de-sac behind private entrance gates, is this outstanding Five/Four Bedroom luxury family home. Appointed to an incredibly high standard the property boasts three reception rooms, a bespoke fitted kitchen and a most impressive orangery with lantern roof and bi-folding doors on two sides. There are two en-suites, a family bathroom, and a dressing room (bedroom five) to the master bedroom. Off street parking and integral double garage. This already spacious house also offers any incumbent buyer the opportunity to extend in to the roof (STPP) Shenfield Mainline and Elizabeth Line Station is a short walk away.

- 0.4 MILES FROM SHENFIELD STATION
- OUTSTANDING KITCHEN WITH INTEGRATED APPLIANCES
- SUPERB FAMILY/DINING ROOM
- NEST CONTROLLED HEATING SYSTEM
- BEDROOM TWO WITH EN SUITE
- SPACIOUS FOUR BEDROOM HOUSE
- HIGHLY DESIRED HUTTON MOUNT LOCATION
- BUILT IN CEILING SPEAKERS LINKED TO SONOS
- UNDERFLOOR HEATING THROUGHOUT THE DOWNSTAIRS
- MASTER BEDROOM WITH EN SUITE AND DRESSING ROOM
- REAR GARDEN MEASURING APPROX. 100'



## Ground Floor

### Entrance Hallway

Hallway has a painted oak staircase which rises to the first floor landing, hallway is fully tiled with porcelain and there is underfloor heating which continues throughout the ground floor of the property.

### Study/Boot Room

3.99m x 2.21m (13' 1" x 7' 3")

There are three almost floor to ceiling sash windows to the front elevation.

### Sitting Room

6.41m x 4.68m (21' 0" x 15' 4")

Spacious room with a feature stone fireplace and a sash bay window to the rear elevation.

### Dining Room/Play Room

4.45m x 3.07m (14' 7" x 10' 1")

Sash windows to the front elevation.

### Cloakroom

Downstairs cloakroom comprises a concealed cistern WC, a wash hand basin and a heated towel rail.

### Kitchen

5.05m x 5.31m (16' 7" x 17' 5")

Kitchen is finished to a high standard with Corian work surfaces and high gloss white units, there are a range of integrated appliances including double oven, washing machine and dishwasher, a larger central island unit and breakfast bar. There are bi-folding doors the width of the kitchen which open on to the rear garden.

### Family/Dining Room

10.49m x 4.6m (34' 5" x 15' 1")

This stunning space houses a roof lantern as well as two more sets of bi-folding doors which open on to the garden.

## First Floor

### Landing

Window to the front elevation with radiator beneath.

## Master Bedroom

4.78m x 4.62m (15' 8" x 15' 2")

Spacious master bedroom with three large sash windows with radiator beneath overlooking the rear elevation.

### En Suite

En Suite is fully tiled and comprises a four piece suite including a walk in shower enclosure, oval bath, concealed cistern WC, and wash hand basin. There are also windows overlooking the rear garden.

### Dressing Room

3.1m x 2.74m (10' 2" x 9' 0")

Dressing room has built in furniture including hanging and storage drawers. There is a window drawing light from the front elevation.

### Bedroom Two

3.73m x 3.12m (12' 3" x 10' 3")

Two windows to the front elevation with radiator beneath and a large built in storage cupboard.

### En Suite Shower Room

### Bedroom Three

4.6m x 4.01m (15' 1" x 13' 2")

Three windows to the front elevation with radiator beneath.

### Bedroom Four

4.6m x 3.81m (15' 1" x 12' 6")

Sash windows to the rear elevation with radiator beneath.

### Family Bathroom

Comprises a three piece suite of concealed cistern WC, bath and wash hand basin with a window to the rear elevation.

## Exterior

### Rear Garden

Rear garden commences with a inset lit decking area which can be accessed from both the kitchen and the family/dining room, the remainder is mainly laid to lawn with flowers, shrubs and hedging to the sides.

## **Front Garden**

Secure gated driveway with parking for several vehicles.

## **Double Garage**

Two single up and over doors. Power and light connected.

### **PROPERTY MISDESCRIPTIONS ACT 1991**

The Agents not tested any apparatus, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Adviser. References to the Tenure of the property are based on information supplied by the Vendor. The agent has not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.