



31b Rayleigh Road, Hutton, Brentwood, Essex, CM13 1AB OIEO £1,075,000



A tastefully decorated four bedroom detached house that is conveniently situated just yards from Shenfields mainline railway station and shopping Broadway. The ground floor benefits from a full width extension which has created a spacious open plan kitchen, dining, living room that opens directly onto the south facing rear garden via a wide set of bi-folding doors. Additionally there is a large living room, home office, playroom, utility and ground floor WC. In the rear garden is a substantial timber cabin which is separated into three rooms and has power and light connected, it is currently being used as a home gym, office and garden storage.**

- **FOUR BEDROOMS WITH EN-SUITE TO MASTER**
- **EXTREMELY CLOSE TO SHENFIELD MAINLINE RAILWAY STATION AND SHOPPING BROADWAY**
- **LIVING ROOM, PLAYROOM AND HOME OFFICE**
- **SPACIOUS OPEN PLAN KITCHEN DINING LIVING ROOM WITH BI-FOLDING DOORS OPENING ONTO SOUTH FACING GARDEN**
- **SUBSTANTIAL TIMBER CABIN SEPARATED INTO THREE ROOMS**



Ground Floor

Entrance Hall



A spacious entrance hall which draws light from a tall feature window that faces the front aspect. There is a balustrade staircase that turns and rises to the first floor landing which has a storage cupboard beneath and a central stair runner. Wood effect flooring, cornice to the ceiling, large built in cupboard providing storage for shoes and coats.

Ground Floor WC

Fitted with a close coupled WC and a wall mounted hand wash basin. There is natural light from a circular double glazed window, a continuation of the wood effect flooring from the entrance hallway, an extractor fan and a chrome heated towel rail.

Playroom



Situated at the front of the property with a double glazed window, there is cornice to the ceiling, a radiator and wood effect flooring.

Study



Also situated at the front of the property this further room provides an excellent space for working from home. There is a double glazed window which faces the front aspect, spotlights to the ceiling, wood effect flooring, a radiator and a door with a double glazed insert which leads to the side.

Living Room



A large formal reception room, the central feature of which is a fireplace which has an oak bressumer and an electric coal effect stove. There is recessed spotlighting, cornice to the ceiling, a double glazed window to the side with a radiator set beneath and oak glazed doors which open back onto the open plan dining and living area.

Open Plan Kitchen / Dining / Living Area



A bright open planned space which is situated towards the rear of the property and comprises a large kitchen with central island and a large area for dining and living with a raised skylight windows and bi-folding doors.

Kitchen



The kitchen was appointed by West End Interiors and has been well planned with an extensive range of fitted units to both base and eye levels as well as a central island unit. Quartz work surfaces extend along two sides as well as on the island, they have matching upstands and inset into which is a one and a quarter bowl sink with mixer taps and carved drainer. Integrated appliances include a Siemens five burner induction hob with extractor hood above, a Siemens built in oven with matching microwave above and an integrated fridge freezer. The island unit is painted in a contrasting colour to the remaining cabinets and provides breakfast bar seating. There is recessed spotlighting to the ceiling and engineered oak flooring laid in a herringbone pattern runs throughout.

Living / Dining Area



The living and dining area is open plan to the kitchen and features a continuation of the engineered oak flooring as previously mentioned. It is a bright space with a wide bank of bi-folding doors that provide views over and direct access onto the rear garden. There are raised skylight windows making this a very bright space and there is ample room for both sitting area and dining furniture.

Utility Room

Fitted with a range of wood panelled units with wood block work surfaces, inset into which is a stainless steel sink drainer unit. There is cornice to the ceiling and a double glazed window which faces the side. Space and plumbing for a washing machine and tumble dryer, a cupboard conceals the wall mounted gas boiler, extractor fan and recessed spotlighting.

First Floor

Landing



As mentioned previously light is drawn from a tall feature front aspect facing window, there is cornice to the ceiling.

Bedroom One



Situated at the rear of the property with double glazed windows that overlook the garden, there is wood effect flooring, built in wardrobes, two radiators, air conditioning and cornice to the ceiling.

En Suite Shower Room



Fitted with a concealed cistern WC and vanity wash hand basin with shelving beneath, a walk in shower enclosure which has tiled walls and wall mounted controls. There is a heated towel rail, tiled walls and flooring and an obscured double glazed window which faces the side.

Bedroom Two



A large bedroom which draws light from a double glazed window to the rear and a further double glazed window to the side. This spacious bedroom has eaves storage, recessed spotlighting, cornice to the ceiling and a radiator.

Bedroom Three



Situated at the front of the property with a double glazed window, a radiator set beneath and cornice to the ceiling.

Bedroom Four



A double glazed window facing the front aspect with a radiator set beneath and cornice to the ceiling.

Family Bathroom



Fitted with a shaped panelled bath which has built in taps and a separate hand held shower attachment, a walk in shower enclosure with a curved glazed screen, a concealed cistern WC and a matching vanity wash hand basin with cupboard beneath. The walls and floors are fully tiled, there is an obscured double glazed window to the side elevation, recessed spotlighting and a chrome heated towel rail.

Exterior

Rear Garden



The rear garden commences with a wide paved patio terrace which stretches the width of the property and has a level threshold with the bi-folding doors that open from the open plan kitchen / dining / living area. There are steps which lead to the remainder of the garden which has a central lawn with raised borders to one side. There are fenced boundaries and steps which lead to the outbuilding. Access to the front of the property is provided by a passageway to the side.

Outbuilding



This is a significant outbuilding which has a total square footage of 240 square feet and comprises three separate rooms and provides a variety of potential uses. Currently the building is being used as both a home gym and a home office and is fitted with both power and light.

Front Garden

The property benefits from a block paved driveway which provides off street parking. To the front of the boundary is a brick retaining wall.

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. Refernces 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.