



## Park Avenue, Hutton, Brentwood, Essex, CM13 2QL £1,600,000



Situated in a highly sought after tree lined avenue, this impressive five bedroom detached home is tastefully appointed and offers extremely spacious accommodation. An impressive entrance hallway, with beautiful galleried staircase, leads to a spacious open-plan kitchen, dining, and family area, where bi-folding doors frame open onto a south facing rear garden. The master suite has a walk-in dressing room and an en-suite shower room, with the second bedroom also benefiting from its own en-suite. Additional highlights include an exceptionally large living room and separate study, perfect for home working. Shenfield mainline railway station is within easy walking distance.

- EXTREMELY SOUGHT AFTER LOCATION IN TREE LINED AVENUE
- INTEGRAL GARAGE CURRENTLY USED AS A GAMES ROOM
- MASTER BEDROOM SUITE WITH DRESSING ROOM AND EN-SUITE
- SOUTH FACING REAR GARDEN
- SPACIOUS OPEN PLAN KITCHEN DINING LIVING ROOM WITH CENTRAL ISLAND AND BI-FOLDING DOORS
- USEFUL UTILITY/BOOT ROOM
- LARGE DRIVEWAY WITH IN AND OUT DRIVEWAY
- BEAUTIFULLY PRESENTED THROUGHOUT



## Entrance Hallway



A solid wood door opens onto the entrance hallway where a staircase turns and rises to the first floor galleried landing and has a storage cupboard beneath. Wooden floors run throughout with cornice and recessed spotlighting to the ceiling. There is wood panelling, a period style radiator and oak internal doors.

## Study



4.07m x 3.57m (13' 4" x 11' 9")

Situated at the front of the property with a walk in bay window, this flexible space which is currently used as a study could also be a second sitting room or a playroom. There is cornice to the ceiling with recessed spotlighting and a continuation of the wooden flooring from the hallway. The walls are panelled, there is a radiator with decorative cover and fitted cupboards for storage.

## Ground Floor Cloakroom



Fitted with a concealed cistern WC and a beautiful vanity wash stand with a marble top and wall mounted taps, tiled flooring, extractor fan and recessed spotlighting.

## Sitting Room



6.37m x 5.55m (20' 11" x 18' 3")

A particularly spacious reception room situated at the rear of the property with bi-folding doors that provide views over and direct access to the rear garden. There is a fitted media wall, recessed spotlighting and cornice to the ceiling. The room is accessed by French doors from the entrance hallway and there is a radiator.

## Open Plan Kitchen / Dining / Family Room



This is a bright open plan space has views over the rear garden and is perfect for entertaining.

## Kitchen / Family Room



8.55m x 6.70m max (28' 1" x 22' 0" max) The kitchen itself is fitted with an extensive range of shaker style units which have been fitted to both base and eye levels with black granite work surfaces. There is also a central island unit with fitted breakfast bar. The kitchen has a range oven, space for an American style fridge/freezer and full size wine cooler and there is also integrated dishwasher. The ceiling is partly vaulted with raised skylight windows and in the family room is a wall mounted television installation.

## Dining Room



### Dining Room

3.26m x 1.85m (10' 8" x 6' 1")

Double glazed window overlooking the front aspect, continuation of the wooden floors, panelling to the walls and two large fitted mirrors.

## Utility Room



4.55m x 1.85m (14' 11" x 6' 1")

Fitted with matching units to that of the kitchen, there is space and plumbing for a washing machine and tumble dryer and space for an additional fridge/freezer. Integrated microwave, door leading to the side access and a fitted seat. Door leading to:

## Garage



4.99m x 3.71m (16' 4" x 12' 2")

The garage is currently used as a games room and has a cupboard that houses the heating system.

## Galleried Landing



Double glazed window to the front aspect.

## Master Bedroom



4.72m x 3.46m (15' 6" x 11' 4")

Situated at the rear of the property with views over the garden via a double glazed window this spacious master bedroom has fitted wardrobes and a door leading to;

coupled WC and vanity wash hand basin with mixer tap. There is also an obscured double glazed window facing the front elevation and recessed spotlighting.

## Bedroom Two



4.50m x 3.57m (14' 9" x 11' 9")

Double glazed window overlooking the rear garden with radiator set beneath, cornice to the ceiling, and fitted wardrobe cupboards.

## Dressing Room



2.85m x 1.77m (9' 4" x 5' 10")

Fitted with floor to ceiling wardrobe cupboards with mirrored fronts, natural light provided by a double glazed window facing the front with a radiator set beneath, and a pocket door opens onto:

## En-Suite Shower Room



This comprises of a concealed cistern WC, a vanity wash hand basin with mixer tap, walk-in shower enclosure with glazed screen, overhead rainfall shower and separate handheld shower attachment, extractor fan and recessed spotlighting.

## En-Suite Shower Room



A large walk-in shower enclosure with frameless glazed screen, overhead rainfall style shower, separate hand held shower attachment and wall mounted temperature and pressure controls. There is a close

## Bedroom Three



3.57m x 3.30m (11' 9" x 10' 10")

This bedroom has a vaulted ceiling, fitted wardrobe and a double glazed window facing the front elevation with radiator set beneath.

### Bedroom Four

3.52m x 2.92m (11' 7" x 9' 7")

There is a double glazed window overlooking the rear elevation with radiator set beneath.

### Bedroom Five

2.92m x 2.91m (9' 7" x 9' 7")

A double glazed window faces the rear with a radiator set beneath.

### Family Bathroom



Beautifully fitted with a freestanding bath, a concealed cistern WC and a corner walk-in shower enclosure with a curved glazed screen, overhead rainfall style shower and a separate hand held attachment. There is also a vanity wash hand basin with cupboards below, a period style heated towel rail, panelling to the walls, cornice and recessed lighting to the ceiling and an obscure double glazed windows to the front.

### Rear Garden



A paved patio area provides ample room for outside furniture and steps lead up to the remainder of the garden which is laid to lawn with fence boundaries. There is pedestrian side access to both sides.



### Front Garden



A large carriage driveway provides lots of parking and leads to the integral garage.

### 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.