

Beresfords Est 1968



Beresfords

Guide Price £500,000 - £525,000

Freehold | 4 Bed | 3 Bath | Bungalow | Detached | Council Tax Band C | EPC C | Ref SHS170204

Woodland Avenue Hutton CM13 1HG

Situated in the sought-after area of Hutton, this well-presented three-bedroom detached home on Woodland Avenue offers bright, versatile living space ideal for modern family life, all within easy reach of excellent transport links and local amenities.

- Detached three-bedroom home
- No onward chain
- Open-plan kitchen/dining/living space
- Ground floor primary bedroom with en-suite
- Study and utility room
- Two loft bedrooms with storage and shared shower room
- Generous rear garden with patio and lawn
- Detached cabin with power
- Potential for further development (subject to permissions)
- Close to Shenfield Station (Elizabeth Line)
- Excellent local schools and amenities nearby



Scan the QR code for full details and key information on this property.





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Beresfords - Shenfield Sales

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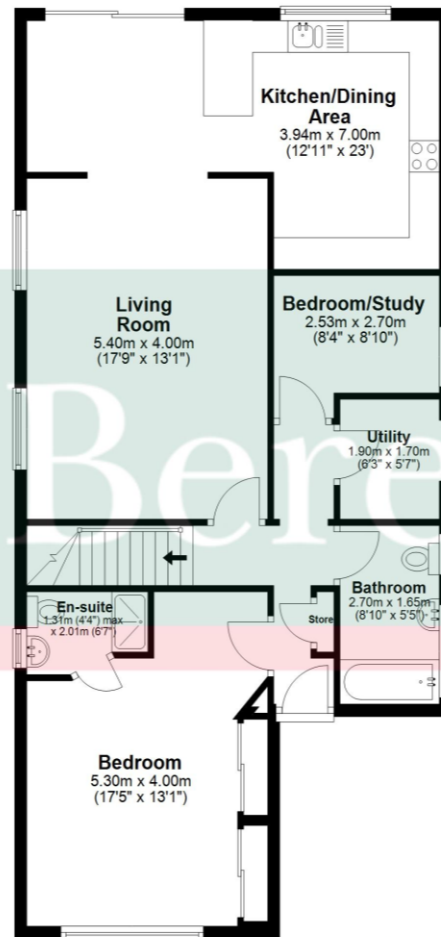
www.beresfords.co.uk

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		84
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		84
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

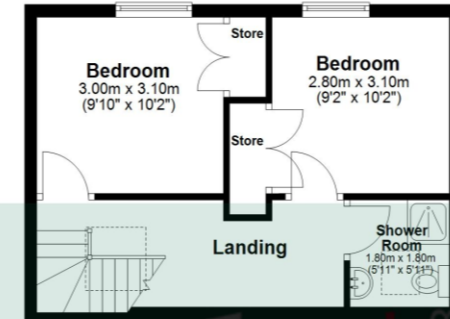
Ground Floor

Approx. 88.9 sq. metres (957.0 sq. feet)



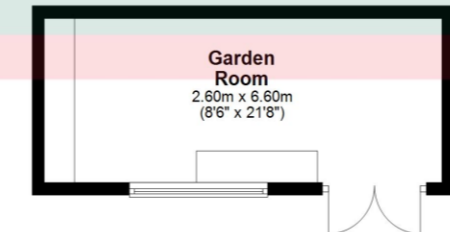
First Floor

Approx. 29.4 sq. metres (316.8 sq. feet)
(excluding Shower Room)



Outbuilding

Approx. 17.2 sq. metres (184.7 sq. feet)



Total area: approx. 135.5 sq. metres (1458.5 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Woodland Avenue

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