

Beresfords

Est 1968



Beresfords

Asking Price £395,000

Freehold | 3 Bed | 1 Bath | House | Terraced | Council Tax Band C | EPC C | Ref SHS250260

# Wainwright Avenue Hutton CM13 2SZ

## NO ONWARD CHAIN!!

This bright and spacious three-bedroom home has been freshly decorated throughout with new flooring and carpets, a generous living/dining room, fitted kitchen, downstairs W/C and a private south-facing rear garden, all set in a popular residential location.

- No onward chain
- Good-sized living/dining room
- South facing rear garden
- Downstairs and upstairs WCs recently refurbished with brand new toilets
- Lots of potential
- Recently re-decorated with new carpets and flooring
- 1 mile from Shenfield Mainline Station
- Close proximity to local amenities and St Martins School catchment area
- Set in a popular residential location



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





## Beresfords - Shenfield Sales

Beresfords Residential  
226 Hutton Road  
Shenfield  
Brentwood  
Essex  
CM15 8PA

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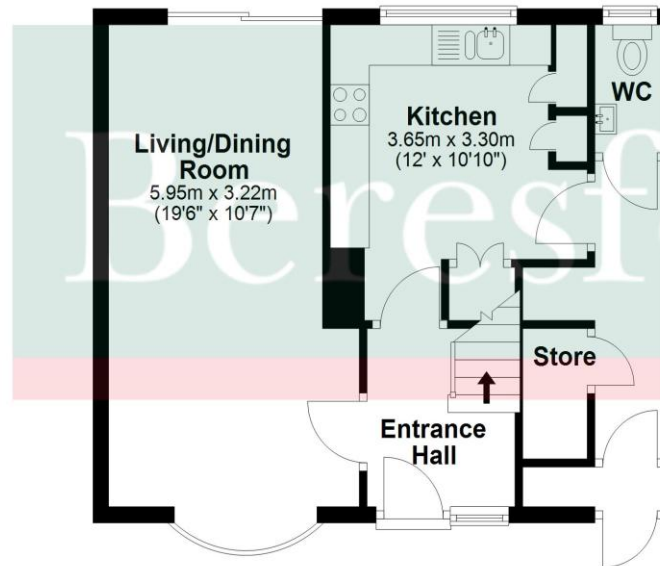
E: shenfieldsalesdept@beresfords.co.uk

[www.beresfords.co.uk](http://www.beresfords.co.uk)

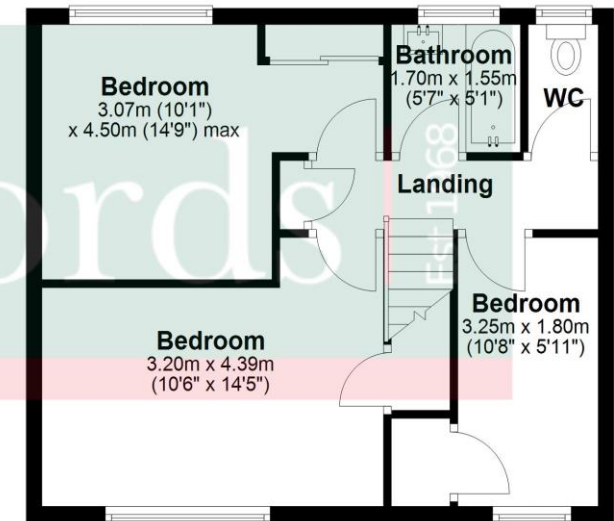
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 70 C    | 81 B      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



Ground Floor



First Floor



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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**Wainwright Avenue**

Our established contacts mean that we can recommend professional local conveyancers to buyers. If we do, we may receive a referral fee of up to £250 from the company we recommend.

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