

Beresfords | Est 1968



Beresfords

Guide Price £500,000 - £525,000

Freehold | 3 Bed | 1 Bath | House | Semi Detached | Council Tax Band G | EPC C | Ref SHS210234

Roth Drive Hutton CM13 2UE

Situated within a sought-after leafy location just 1.5 miles from Shenfield station, this stylishly presented three-bedroom family home offers spacious and versatile accommodation, perfectly suited to modern living.

- Three bedroom semi-detached family home
- Beautifully decorated throughout
- Generously sized lounge
- Impressive principal bedroom
- Modern family bathroom
- Attractive and well-maintained garden
- Detached garage and driveway
- Sought-after leafy location
- Excellent local schooling nearby
- 1.5 miles to Shenfield Station



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

T: 01277 212 111

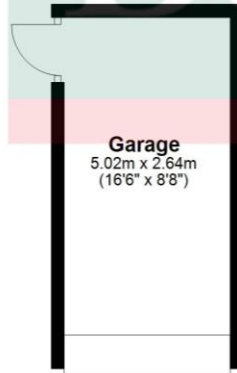
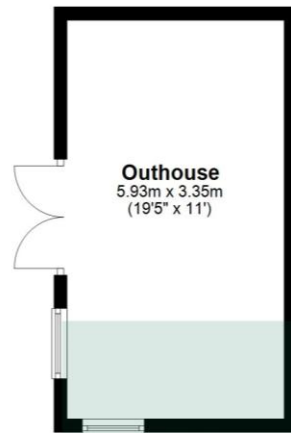
E: shenfieldsalesdept@beresfords.co.uk

www.beresfords.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Outbuilding

Approx. 33.1 sq. metres (356.3 sq. feet)



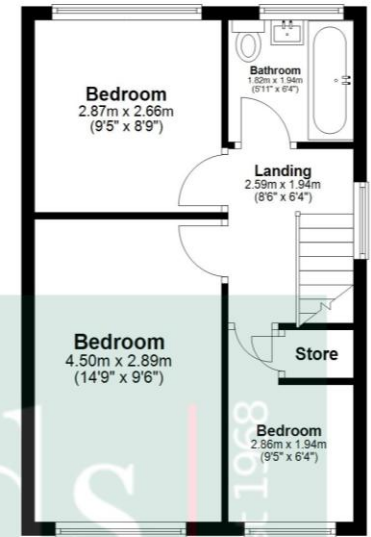
Ground Floor

Approx. 36.3 sq. metres (390.6 sq. feet)



First Floor

Approx. 36.1 sq. metres (388.7 sq. feet)



Total area: approx. 105.5 sq. metres (1135.6 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.

© @modephoto.uk | www.modephoto.co.uk
Plan produced using PlanUp.™

Roth Drive

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.

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: Every effort has been made to ensure that consumers and or businesses are treated fairly and provided with accurate material information as required by law. It must be noted however that the agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within the ownership of the seller or landlord, therefore the buyer or tenant must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify the legal status of the property. A buyer or tenant must assume information is incorrect until it has been verified by their own solicitors or other advisers. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from any image of the property