

**Beresfords** | Est 1968



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**Guide Price £475,000**

**Freehold | 2 Bed | 1 Bath | Bungalow | Detached | Council Tax Band E | EPC D | Ref SHS210309**



# Arnolds Avenue Hutton CM13 1ET

A well-presented two-bedroom detached bungalow located in the sought-after location. Offering spacious accommodation, a fitted kitchen/dining room, detached garage and south facing garden. Conveniently situated close to local amenities.

- NO ONWARD CHAIN!
- Detached bungalow
- Situated in the sought-after location
- Spacious and versatile accommodation
- Two well-proportioned bedrooms
- Well-maintained rear garden
- Detached garage
- Additional outbuilding/storage space and greenhouse
- Close to local amenities, transport links, and nearby shops
- 1 mile from Shenfield Station



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







## Beresfords - Shenfield Sales

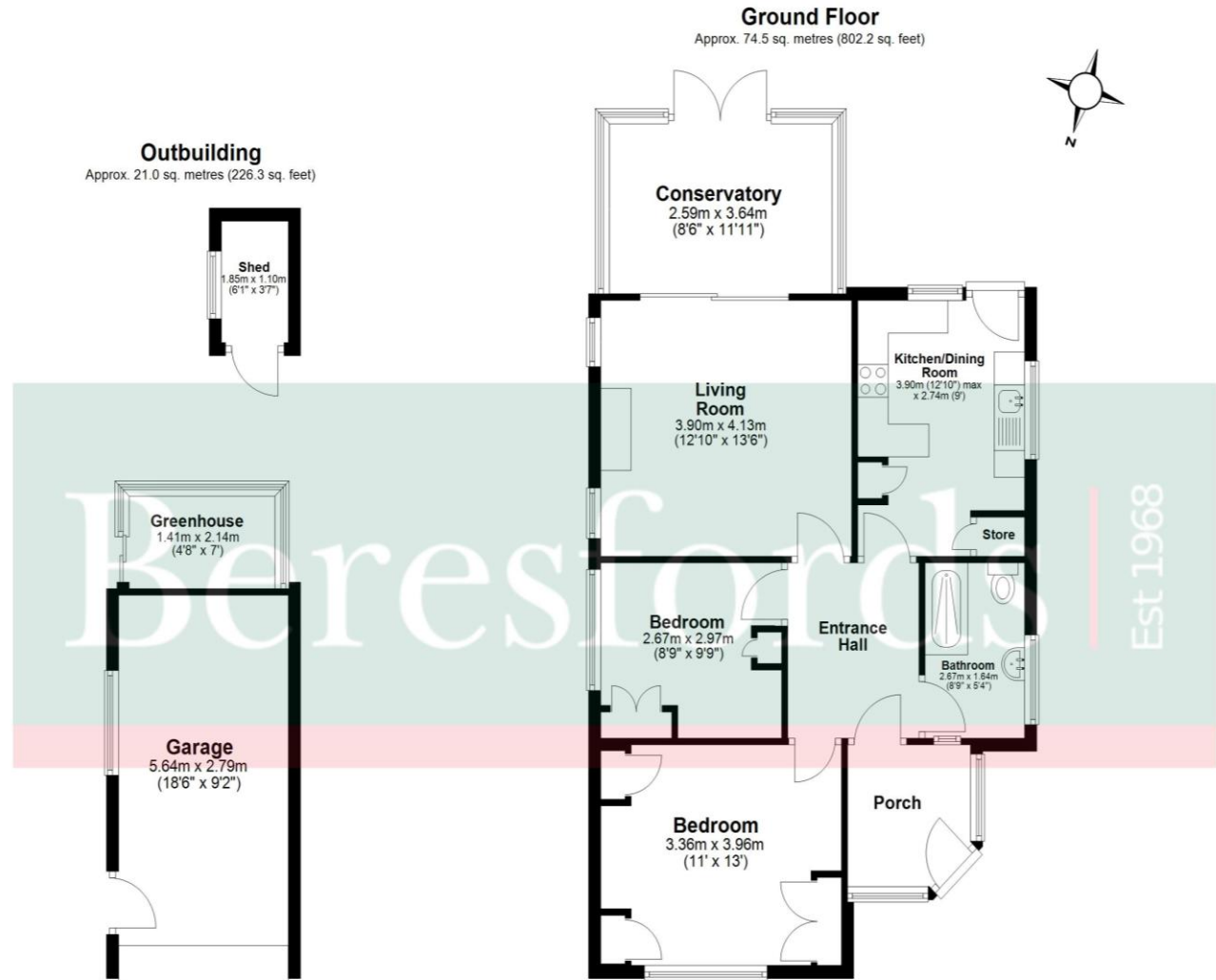
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 59 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



Total area: approx. 95.6 sq. metres (1028.6 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.

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**Arnolds 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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