44 Hutton Road
Shenfield Brentwood
Essex CM15 8LB

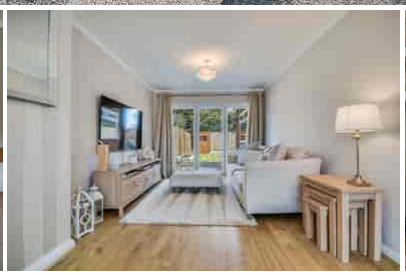
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COURT & CO











53 Chelmer Drive, Hutton, Brentwood, Essex, CM13 1NP

£575,000

ESTAS 13 ESTATE AGENT AWARDS
BRONZE WINNER
SOUTH EAST (EAST)

Situated in the highly desirable Chelmer Drive is this superbly presented and appointed three bedroom semi detached family home. The spacious extended accommodation on offer comprises of spacious entrance hall with downstairs w/c and doors leading to large through lounge with dual aspect windows front and rear, also on the ground floor is this superbly fitted open plan kitchen with dining area overlooking the garden. Climbing the stairs to this spacious landing with window to side and doors leading to three double bedrooms and modern family bathroom. Externally the property benefits from a westerly facing garden with is laid to lawn with patio area and summer house. Situated in walking distance of all local shops and amenities, also within St Martins school catchment. Shenfield Broadway and mainline station are with approximately 1.2 miles.

- SUPERBLY PRESENTED THROUGHOUT
- EXTENDED KITCHEN DINER WITH MODERN FITTED UNITS
- SPACIOUS LANDING AND ENTRANCE HALL
- DOWNSTAIRS WC
- WALKING DISTANCE OF HIGH STREET AND MAINLINE RAILWAY STATION
- THREE DOUBLE BEDROOMS
- LARGE SITTING ROOM
- OWN DRIVEWAY PROVIDES AMPLE OFF STREET PARKING
- ST MARTINS CATCHMENT

naea | propertymark PROTECTED

The Property Ombudsman

Ground Floor

Entrance Hall



Bright and spacious hallway with window to the side aspect, stairs leading to first floor and doors leading to accommodation.

Sitting Room







6.28m x 3.55m (20' 7" x 11' 8") Large double glazed bay window to front aspect and large full height double glazed bifold patio doors to garden and patio. Coving to ceiling and wood flooring.

Kitchen







3.20m x 2.44m (10' 6" x 8' 0") Modern and comprehensive range kitchen with wall and base level units throughout. With several integrated appliances such as double oven, dishwasher, fridge/freezer, washing machine and wine cooler. Complimentary tiling to floor. Inset spotlighting and double glazed window to side aspect.

Dining Room



3.14m x 2.80m (10' 4" x 9' 2") open plan to kitchen with tri aspect double glazed windows and door overlooking and leading to garden. Complementary tiling to floor.

Ground Floor WC



Double glazed window to side aspect, low level w/c and wall mounted hand wash basin. Complementary tiling to floor.

First Floor

Landing





Bright and spacious landing with double glazed window to side aspect spacious and flowing to bedrooms and family bathroom. Loft access.

Bedroom One





3.55m x 2.77m (11' 8" x 9' 1") Large double glazed window to the front aspect, coving to ceiling, feature decorative paneling to wall and space for bedroom furniture.

Bedroom Two



3.26m x 2.41m (10' 8" x 7' 11") Double glazed window to rear aspect, built in cupboard, coving to ceiling and space for bedroom furniture.

Bedroom Three



3.20m x 2.42m (10' 6" x 7' 11") Double glazed window to the rear aspect, coving to ceiling. Currently being used as a walk in wardrobe with comprehensive range of wardrobes to both flanking walls and storage shelving.

Family Bathroom



Has an opaque double glazed window to the front elevation, white three piece suite comprising of low level WC, paneled bath with shower screen and wall mount shower unit, vanity sink unit with additional cupboard space below also an additional cupboard fitted to the wall. With complimentary tiling to the floor.

Exterior

Rear Garden





Own side access with patio area and remainder mainly laid to lawn with fence paneled boundaries and additional second patio for al fresco dining with a garden shed. The garden is of a Westerly facing aspect with occasional flowers to borders and outside lighting.

Front Garden





Driveway offering ample off street parking with remainder laid to lawn and fenced boundary to side.

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. Refernces 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.