

44 Hutton Road
Shenfield Brentwood
Essex CM15 8LB

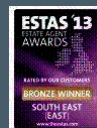
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COURT & CO



Gresham Road, Brentwood, Essex, CM14 4HN

Offers Over £500,000



Situated just moments from Brentwood's mainline railway station, this charming two-bedroom end of terrace period property has lots of beautiful character features. The ground floor has an open plan living and dining room which benefits from a bay window with double glazed sash frames and a striking fireplace, alongside a kitchen/breakfast room that overlooks the rear garden. Upstairs, there are two bedrooms, including a generous master bedroom, as well as a bathroom complete with a freestanding bath and a separate shower enclosure. Offered with the added advantage of no onward chain.

- PERIOD HOME WITH CHARACTER FEATURES
- TWO BEDROOMS AND FIRST FLOOR BATHROOM
- SPACIOUS LIVING/DINING ROOM
- CONVENIENT LOCATION CLOSE TO BRENTWOOD MAINLINE RAILWAY STATION
- NO ONWARD CHAIN
- KITCHEN / BREAKFAST ROOM OVERLOOKING THE GARDEN



Ground Floor

Entrance

A wood panelled entrance door with obscure glass inserts opens onto the:

Entrance Hallway

A staircase rising to first floor landing with deep understairs storage cupboard beneath which houses a wall mounted gas boiler, there is a radiator, dado rail and ornate coving to the ceiling.



Living Room / Dining Room

A spacious reception room which has a walk in bay window to the front elevation that has double glazed sash windows and there is a further double glazed sash window facing the rear. There are two radiators, ornate coving to the ceiling and a period style fireplace.



Kitchen / Breakfast Room

An extended kitchen which has been fitted with wood panelled units painted in cream and wood block surfaces that wrap around three sides with a inset butler style sink and hot and cold mixer taps. There is a range of integrated appliances which include a double oven, a gas five burner hob with extractor fan above, an integrated washing machine and dishwasher. A fitted dresser also houses an integrated

fridge and an integrated freezer. There are double glazed sash windows which overlook the rear garden, a dining area which has a door with double glazed insert leading to the garden and a further double glazed window facing the side. There is a radiator and exposed wooden floors.



First Floor

Landing

Access to loft space via a pull down ladder.



Bedroom One



Situated at the front of the property with walk in bay window with double glazed sash windows, two radiators, period style fireplace and coved cornice to ceiling.

Bedroom Two

Double glazed sash window overlooking the rear garden with radiator set beneath, period style fireplace, picture rail and coved cornice to ceiling.



Bathroom



Fitted in a four piece suite which comprises of a freestanding ball and claw bath, a period style pedestal hand wash basin, a high level WC and a walk in shower enclosure. There is

wood panelling to half height and an obscured double glazed window to the rear and exposed wooden flooring.

Exterior

Rear Garden

There is a paved terrace which stretches the width of the property and then steps down to the remainder of the garden which is laid to lawn with established shrubs. At the end of the garden is a timber shed. Side access to front.



Front Garden

To the front of the property is a white picket fence and gate. Gresham Road has residents permit parking.

Agents Note

The property is fitted with a burglar alarm.

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. References 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.