



Hilbery
Chaplin

Sylvia Avenue, Hutton

£525,000

Hilbery ESTABLISHED 1894
Chaplin

The Property

Tucked away in quiet cul-de-sac, this well-presented 3/4-bedroom chalet bungalow offers versatile and spacious accommodation, ideal for a range of buyers.

The ground floor features a welcoming layout, including two generous reception rooms perfect for both relaxing and entertaining. The main bedroom is conveniently located downstairs, alongside a family bathroom. The property also benefits from a well-appointed kitchen, complemented by a useful utility space, providing practicality for everyday living.

Upstairs, you will find two further bedrooms, one of which is currently being used as a home office which would be ideal for remote working or a study. A second bathroom serves this floor, adding flexibility for family or guests.

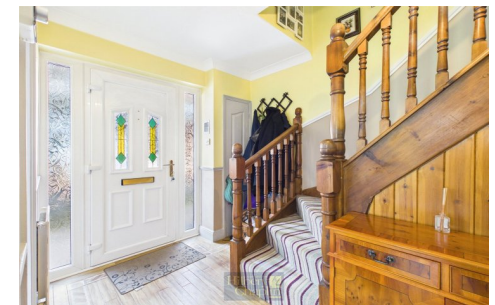
Externally, the property offers off-street parking for 2-3 vehicles and enjoys a peaceful residential setting. Shenfield Station is just over a mile away, providing excellent transport links, including fast connections into London.

This charming home combines comfort, versatility, and a desirable location. Don't miss the chance to book your viewing today.

Council Tax Band E. EPC rating C



For further details and to arrange a viewing call 01277 262600.



Location and approximate mileages

St. Martins School	0.4 mile
Shenfield railway station	1.3-mile walk
	1.8 via car
Brentwood railway station	2.8 miles
A12	3 miles
M25 (Junction 28)	4.4 miles

Sylvia Avenue is situated within a short distance of St Martin's School in a pleasant cul-de-sac off Hanging Hill Lane. As well as being within proximity to Shenfield Broadway with its mainline railway station to London Liverpool Street the property is also close to the A12, A127 A13 and junction 28 of the M25.

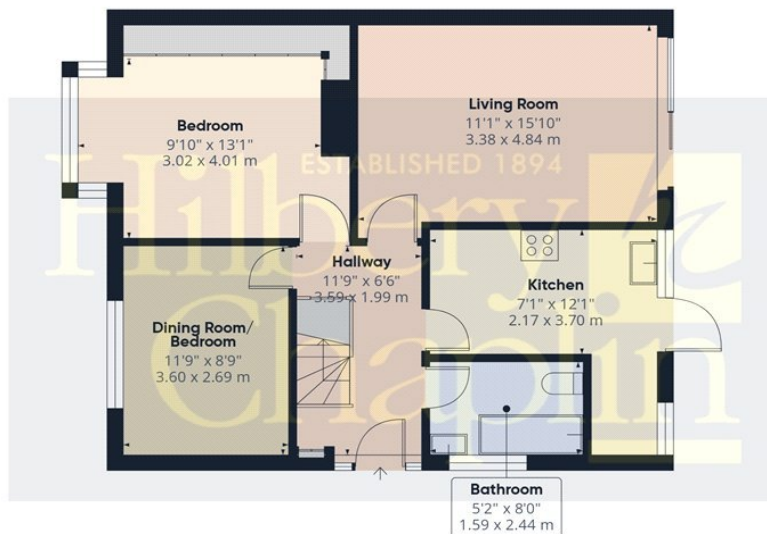
Shenfield Broadway offers an array of shops, coffee shops, pharmacies, doctors, and Library, plus Tesco and Co-Op.

There is an excellent choice of schools; private and state for all ages with St. Martins School being just 0.4 miles away, Brentwood high school and Shenfield high school being just over two miles away.

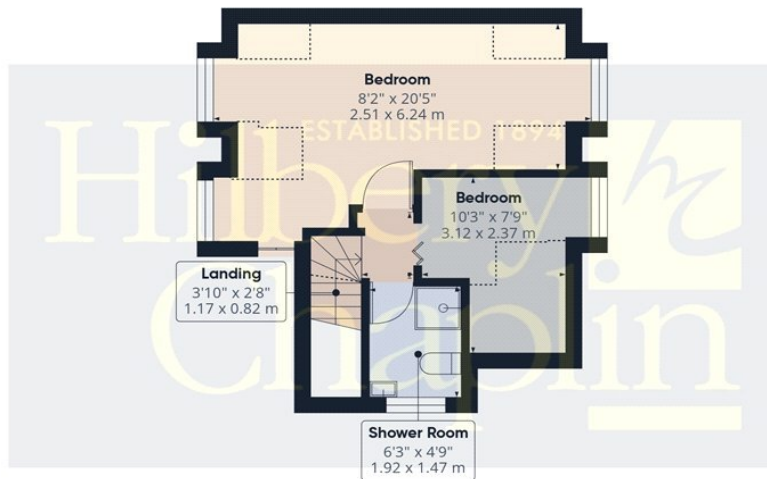
There are plenty of open green spaces, parks, country walks, gyms, golf courses, and sports facilities nearby.

Frequent trains link Shenfield railway station and London Liverpool Street in 23 minutes, and the Elizabeth line has improved the links to central London and extended the line to Whitechapel, Farringdon, Tottenham Court Road, Bond Street, Paddington, and Heathrow.





Floor 0



Floor 1



Approximate total area⁽¹⁾

988 ft²

91.7 m²

Reduced headroom

64 ft²

5.9 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

PLEASE NOTE : Hilbery Chaplin, for themselves and for the vendors or lessors of this property give notice that : (1) These particulars do not constitute any part of an offer or a contract; (2) All descriptions, dimensions and other particulars are given only to present a fair overall view and, whilst believed to be correct, any intending purchaser or tenant should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) No person in the employment of Hilbery Chaplin has any authority to make or give any representation or warranty, whatever, in relation to this property; (4) We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise; (5) Fixtures and fittings mentioned may not be included if an offer is accepted; (6) No enquiries have been made relating to Town Planning or Building Regulation Approval.

Hilbery Chaplin ESTABLISHED 1894

Tel: 01277 262600
shenfield@hilberychaplin.co.uk