



Lilian Crescent, Hutton

Guide price £625,000-£650,000

ESTABLISHED 1894
**Hilbery
Chaplin**



The Property

Immaculately presented throughout, this three-bedroom semi-detached bungalow offers stylish and versatile living space, perfectly suited to a variety of lifestyles.

When entering the property, you are welcomed by a spacious hallway leading to an additional reception room, currently used as a cosy snug/study, perfect for flexible living. The ground floor also benefits from a convenient bathroom and a separate utility room with side access.

Further along, the inviting family room features a fitted log burner, creating a warm and cosy focal point. Double doors lead through to the impressive open-plan kitchen/diner, a bright and modern space enhanced by beautiful bifold doors opening onto the rear garden.

Upstairs, the property offers three well-proportioned bedrooms, including a beautifully presented principal bedroom, along with a spacious family bathroom featuring a dormer window.

Externally, the home benefits from ample off-street parking and a well-maintained rear garden, while also being ideally located with excellent links to Shenfield Station, making it perfect for commuters.

Council Tax Band E. EPC rating C.

Immaculately presented three-bedroom bungalow. For further details and to arrange a viewing call 01277 262600.



Location and approximate mileages

St. Martins School	0.5 mile
Shenfield railway station	1.9 miles
A12	3 miles
M25 Junction 28	4.5 miles

Lilian Crescent is in a quiet cul-de-sac, off Sylvia Avenue which in turn is off Hanging Hill Lane.

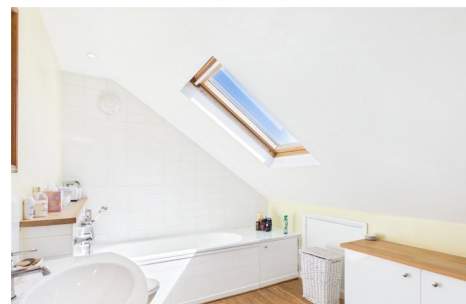
Local schooling options for primary age could be the Willowbrook Primary School, which is 1.2 miles from the property, a senior school option is St Martin's School which is only 0.5 mile from Lilian Crescent.

Shenfield Broadway offers shops, coffee shops, restaurants bars, and pubs, pharmacies, doctors, Butchers, Fishmongers, and Library, plus Tesco and Co-Op.

For further shopping facilities Brentwood is just over 2 miles away with an abundance of restaurants, bars, coffee shops, Marks & Spencer, and Sainsburys.

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. There is a walkway to the station via Woodway which would be a 1.5-mile walk.



Floor 0 Building 1	Floor 1 Building 1	Approximate total area⁽¹⁾ 1397 ft² 129.9 m² Reduced headroom 74 ft² 6.9 m²
Floor 0 Building 2		(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

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