



Rayleigh Road, Hutton

£675,000

ESTABLISHED 1894  
Hilbery  
Chaplin



## The Property

The property is accessed via a front porch leading into the hallway with bespoke cabinetry under the stairs. The front reception room has been beautifully decorated and benefits from an inviting bay window with window seat. The second reception room, currently being used as a second lounge/dining room, is filled with natural light and leads out to the private garden via French doors. The L shaped contemporary style kitchen/diner benefits from integrated appliances and breakfast bar, into the W/C, utility room and provides access internally to the garage.

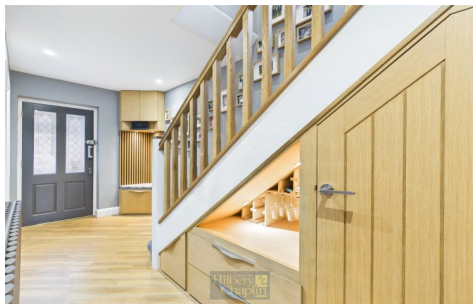
Journey on upstairs and you will be greeted with three good sized bedrooms of which two are double rooms with bespoke wardrobes and a generous single third bedroom, currently used as an office as well as the family bathroom which is fully tiled with underfloor heating.

The property itself is set back from the road with a block paved driveway with space for several cars, access to the garage and to the rear a lovely sized garden with patio area with the remainder being laid to lawn, you can also enjoy beautiful cheery blossom and crab apple trees and with delightful views over the fields.

In addition, the current owners have had plans drawn up to extend the property into the roof space to make the property a four-bedroom, three-bathroom home and for the garage to be converted into a utility room, home office, and shower room. These plans have not been submitted but drawings will be available upon viewing the property. Council Tax Band E. EPC rating D.

**FOR FURTHER DETAILS AND TO ARRANGE A VIEWING CALL: 01277 262600**

*A most attractive and spacious three-bedroom semi-detached property in a wonderful location being just 1.4 miles from Shenfield train station yet still having exceptional countryside views.*



## Location and approximate mileages

Shenfield railway station	1.4 miles
Long Ridings primary school	1.5 miles
St. Martins school	1.5 miles
A12	2.8 miles
M25 (Junction 28)	5 miles

This property is in Rayleigh Road which makes it ideal for local schools for all ages and just 1.4 mile to Shenfield railway station with the shopping Broadway offering two supermarkets, shops, doctors, bars, and restaurants, with the nearby busier Brentwood high street close by.

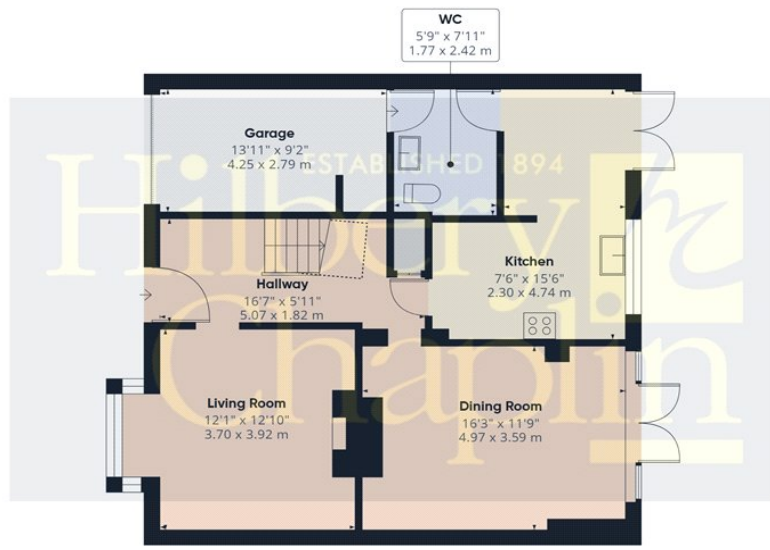
There are excellent state and private schools for all ages including St Martins school, Brentwood School and Herrington House Prep school making Shenfield a popular area for families.

Brentwood Leisure centre is just under 5 miles away and offers a variety of amenities with the fitness gym, swimming pool, and venue halls.

There are many parks and open green spaces in and around the area, Alexander Lane Recreation Park is a short distance away, Thorndon Country Park.

The Elizabeth line extends to Whitechapel, Farringdon, Tottenham Court Road, Bond Street, Paddington, and Heathrow.





Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

1162 ft<sup>2</sup>

108.1 m<sup>2</sup>

**Reduced headroom**

15 ft<sup>2</sup>

1.4 m<sup>2</sup>

(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.

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