



ESTABLISHED 1894  
Hilbery  
Chaplin

Byron Road, Hutton

Guide price £490,000 - £510,000

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## The Property

Attractive semi-detached bungalow located in the highly favoured Poet's area of Hutton convenient for both St Martin's School and within 1.25 miles of Shenfield Station with direct link to London Liverpool Street.

Available with no-ongoing chain, this nicely appointed property has been improved by the current owner and is presented to a high standard throughout, has aircon throughout which is a HVHR system, and offers fantastic scope for further enlargement into the roof space if required.

The accommodation currently features an impressive size reception hallway, three bedrooms (one currently used as study/office), refitted bathroom including power 'rain forest' shower over bath, quality tiled surrounds, a comfortable sitting room with feature chimney breast incorporating display shelving and concealed lighting, double glazed French doors to garden.

The kitchen is a good size and nicely appointed with white fronted cabinets and complimenting solid wood working surfaces and stainless-steel appliances. Walls partly tiled in attractive ceramics, grey tiled flooring.

Outside, the property is nicely screened from the road behind mature laurel hedging with parking for two cars in front of the bungalow and shared driveway to the side. The rear garden enjoys a southerly aspect, attractively landscaped with a wide stone paved patio terrace, neat lawn flanked by raised timber sleeper beds incorporating established shrubs and palm trees. At the end of the garden a substantial breezeblock constructed, insulated structure 3m x 3.5m with power and light making a useful home-office or storage shed.

Council Tax Band D. EPC rating D.



*Three-bedroom semi-detached bungalow, with outbuilding and low maintenance rear garden. For further details and to arrange a viewing please call 01277 262600.*



## Location and approximate mileages

Shenfield railway station	1 mile
A12 Ingatestone junction	2.5 miles
M25 Junction 28	4.6 miles

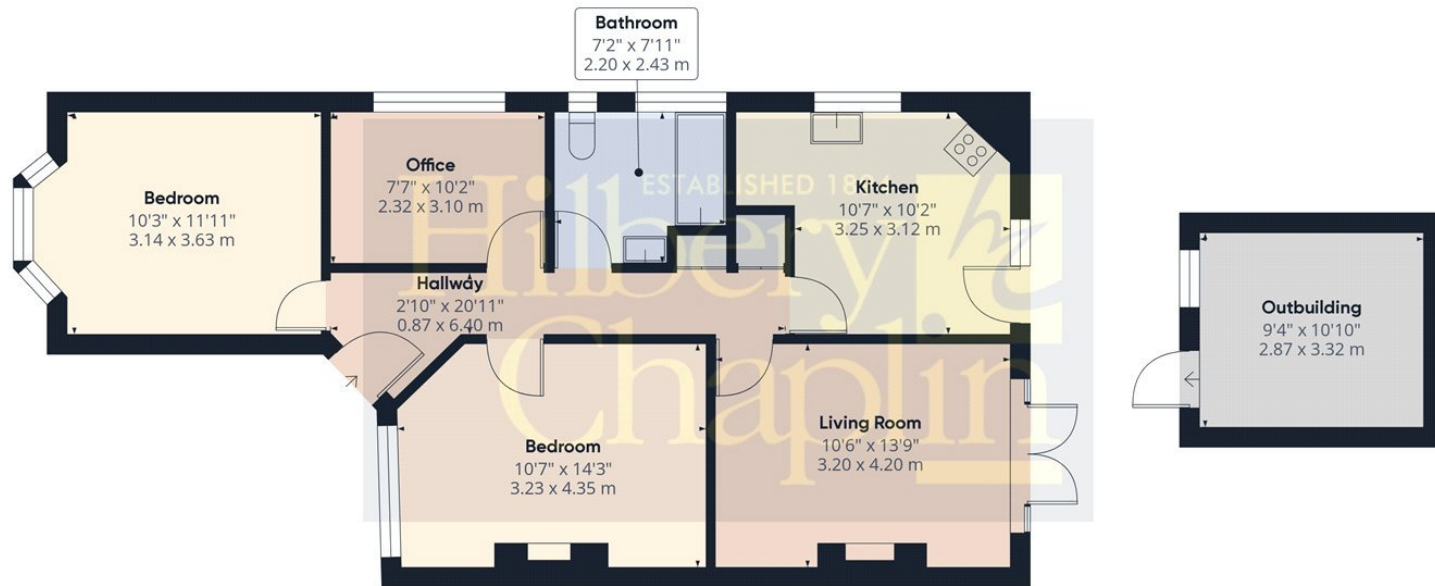
Byron Road is in the Borough of Brentwood, a highly sought-after residential area with an attractive shopping centre with specialist shops and restaurants. Tesco Express is only 0.4 miles for your last-minute convenience shopping.

Brentwood shopping centre is 2.5 miles away which offer a further array of shops, boutiques, coffee shops, pubs, restaurants, Marks & Spencer, and Sainsburys.

There is a broad selection of schools for all ages, Willowbrook Primary school is just 0.4 miles away, and Saint Martin's school is 0.9 miles from the property.

Frequent trains link Shenfield railway station and London Liverpool Street with the Crossrail project will drastically improve the links to central London and extend the line to Whitechapel, Farringdon, Tottenham Court Road, Bond Street, Paddington, and Heathrow.





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

861.23 ft<sup>2</sup>  
80.01 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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