

Harefield Foxes Grove
Hutton
Guide Price £700,000

MEACOCK & JONES

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Harefield Foxes Grove, Brentwood, Essex CM13 1SR

Entranced via a solid wood front door with glazed panel which opens to the:-

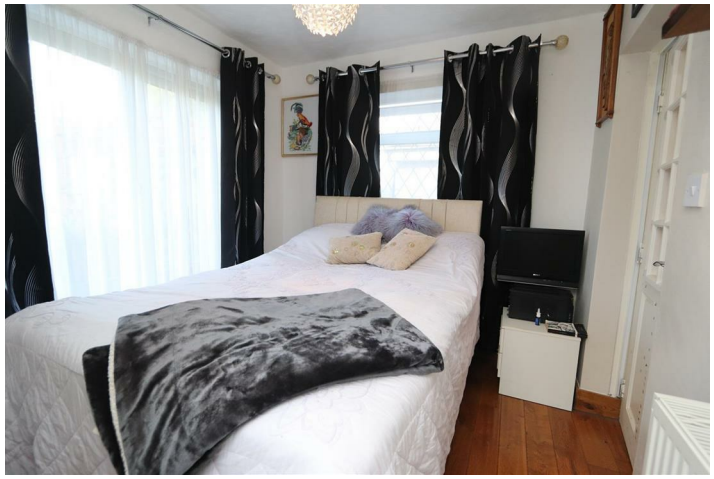
Entrance Hall
A bright and spacious entrance into this attractive home. Access to loft storage space. Radiator. Slate effect tiled flooring. UPVC double glazed windows to two sides. Storage cupboard housing electric meter and fuse box. Radiator. Doors lead off to bedroom one, two and the living room.

Bedroom One
13'9 x 9'7
A double bedroom with UPVC double glazed window to the front elevation with radiator below.

En-Suite Shower Room
10'3 x 5'2
Tiling to floor and full ceiling height. Free standing sink unit with cupboard below. WC. Chrome towel rail. Walk-in shower cubicle with overhead shower and hand held controls. Spotlights to ceiling. Extractor fan. Shaver point. Obscure UPVC double glazed window to the side elevation.

Bedroom Two
12'3 x 7'10
A good sized second bedroom. UPVC double glazed window to the front elevation with radiator below.





Living Room
19'11 x 12'6 max to 10'4
Feature floor to ceiling red brick fireplace. UPVC double glazed window enjoying views across the rear garden. Radiator. Solid wood flooring. Leading from the lounge is access to

Bedroom Three/Study
8'5 x 8'3
Continuation of solid wood flooring. UPVC double glazed windows to the side elevation. Sliding patio doors leading out to the rear garden. Radiator. This room leads into the useful conservatory.

Conservatory
10'4 x 5'2
Of brick construction with UPVC double glazed windows above. Wall lights. Radiator.

Bathroom
9`1 x 8`5
Fitted with a bath with glass shower screen and hand held shower controls. WC. Wash hand basin with vanity unit fitted below, Space for washer drier, UPVC obscure double glazed window to the side elevation.



Kitchen
15'7 x 12'6
A dual aspect room with UPVC double glazed window to the front elevation and sliding patio doors leading out to the lovely rear garden. Fitted with a range of wooden base and eye level units with quartz worktops. A useful central island unit with quartz worktop overhang providing space for breakfast bar stools. Feature beamed ceiling. Radiator. Slate tiled flooring. Butler style sink. One and a half ovens. Space for American style fridge/freezer. Induction hob with chimney extractor hood above.. Tiled splashbacks. Integrated dishwasher.

Rear Garden
A generously sized rear garden 150' in length x 75' in width, Side access to the front of the property. The garden commences with a large concrete area providing space for outside entertaining. Wide side access to the front of the property. Railway sleeper defined borders. Large lawned area with timber decked pergola. The attractive garden is screened with mature shrub and flowerbed borders.

Large Outbuilding
39'2 x 11'7
A very impressive area with space for an office, study, gym and WC.

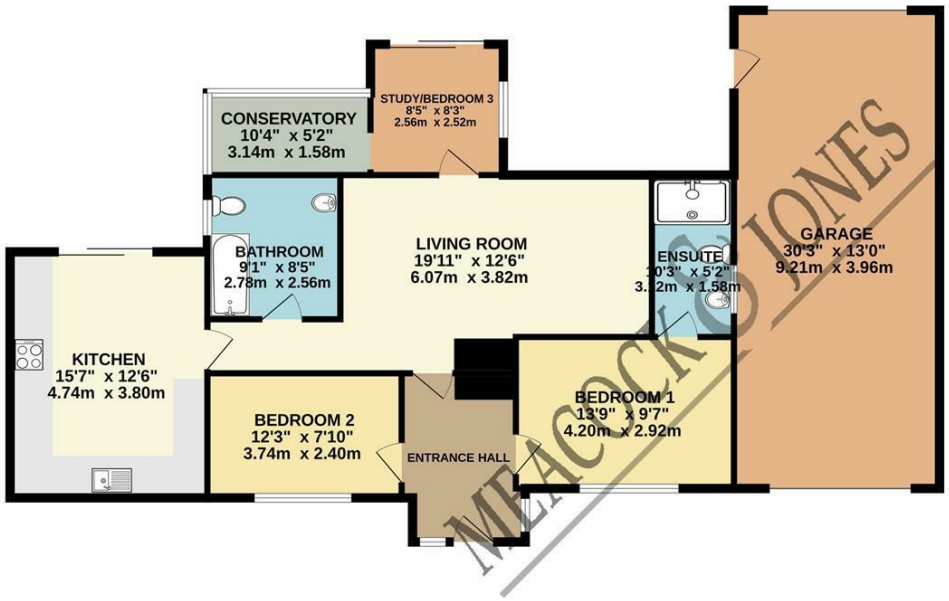
Front Garden
The property is approached from a five bar gate which leads onto a good sized frontage which is predominantly laid to tarmac providing parking facilities for five to seven vehicles with ease.

Double Garage
30'3 x 13'
The property benefits from a recently constructed double garage fitted with electric roller style up and over door. There is potential to further extend the property, if required. Power and light connected.

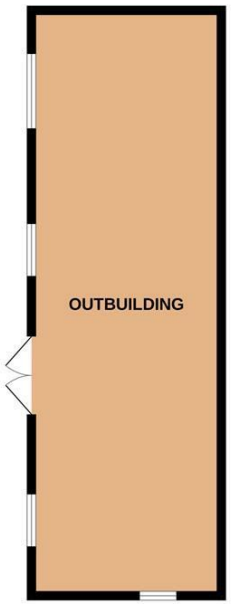
Approved Planning
Plans have been approved by Brentwood Borough Council for further extension, if required. Ref20/01561/S192 Application for a Lawful Development Certificate for a proposed use or development for a single storey side garage extension, part single storey side extension, and a single storey rear extension. Proposed new outbuilding. Fenestration alterations. The application can be viewed on the Brentwood Borough Council website.

Agen'ts Note
Whilst care has been exercised in the preparation of these particulars, statements about the property must not be relied upon as representations or statements of fact. Prospective purchasers must make and rely upon their own enquiries and those of their professional representatives. All measurements, areas and distances given are approximate. We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order. Any fixtures or fittings detailed in these particulars are not necessarily included in the sale price and Meacock & Jones and their staff accept no liability for any errors contained therein.

GROUND FLOOR
1387 sq.ft. (128.9 sq.m.) approx.



OUTBUILDING
444 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 1831 sq.ft. (170.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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