

Heronway, Hutton Mount

Offers in excess of £3,500,000

A unique opportunity to acquire this family home situated within one of the most prestigious positions on the private residential estate of Hutton Mount. The property stands in 0.62 of an acre (STLS) with a commanding 149' road frontage which provides a rare opportunity for expansion or redevelopment. We understand that the 0.62 acres fall onto two plots. A carriage driveway via brick piers and electric gates leads to a large parking area at the front and side of the property which in turn leads to a superb, secluded, rear garden that benefits from a south west facing aspect. The existing accommodation comprises, reception hall with return staircase leading to a part galleried landing, three reception rooms, cloakroom, spacious kitchen/breakfast room and laundry room. There are four first floor double bedrooms, en-suite bathroom, shower room and additional cloakroom. In addition to the attached double garage there is a further timber constructed garage that could be converted to a studio or home gym if preferred. Heronway is approximately 0.7 miles from Shenfield shopping Broadway



with its multiple shopping facilities and mainline railway station offering a fast and frequent rail service to London's Stratford International (15 mins.) and Liverpool Street (25 mins.). EPC D.

Reception Hall *14' 4'' x 12' 10'' (4.37m x 3.91m)*

Lounge *24' 0'' x 14' 10'' (7.31m x 4.52m)*

Lobby

Playroom/Games Room *16' 9'' x 14' 10'' (5.10m x 4.52m)*

Cloakroom

Dining Room *14' 0'' x 12' 10'' (4.26m x 3.91m)*

Kitchen/Breakfast Room *20' 10'' x 14' 10'' (6.35m x 4.52m)*

Laundry Room

First Floor Landing

Master Bedroom *14' 8'' to rear of wardrobes x 12' 9'' to front of fitted wardrobes (4.47m x 3.88m)*

En Suite *13' 0'' x 6' 0'' plus eaves reccess (3.96m x 1.83m)*

Bedroom 2 *12' 9'' to rear of wardrobes x 10' 8'' (3.88m x 3.25m)*

Bedroom 3 *15' 0'' x 11' 3'' to rear of wardrobes (4.57m x 3.43m)*

Bedroom 4 *15' 0'' x 9' 9'' plus door recess (4.57m x 2.97m) into dormer.*














WN
northwood


NO RIFF RAFF






NO RIFF RAFF



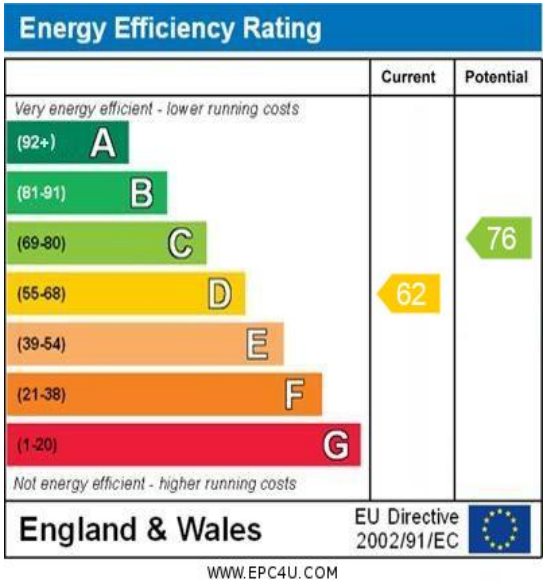








WN PROPERTIES



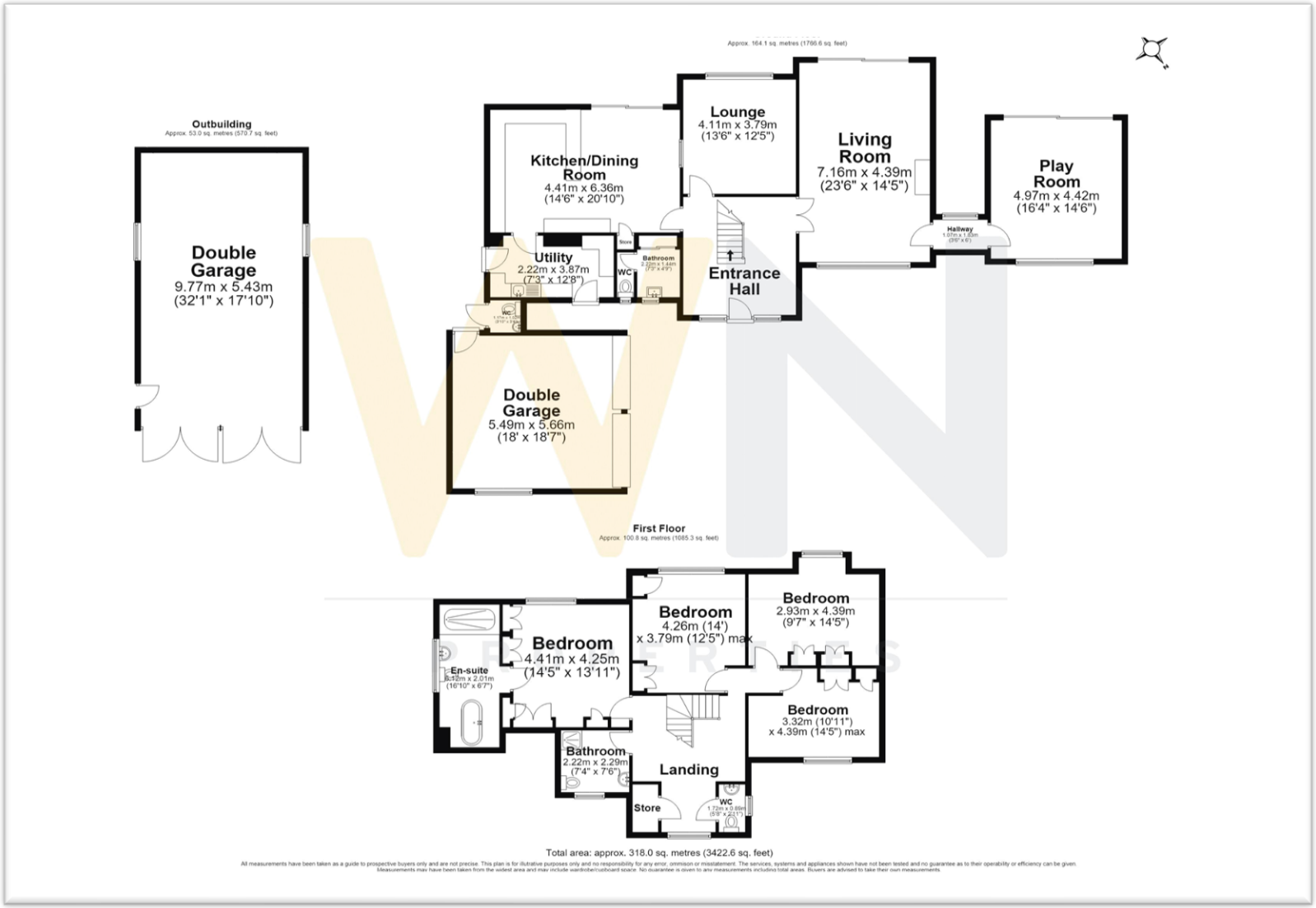
WWW.EPC4U.COM

Council Tax Band H

148 Hutton Road
Shenfield
Essex CM15 8NL

01277 225191

admin@wnproperties.co.uk
wnproperties.co.uk



Every effort has been made to ensure the complete accuracy of these particulars, however they cannot be guaranteed. Always check before agreeing to purchase. This includes checking on the existence of relevant permissions, services/utilities, fixtures, fittings and appliances which have not been tested by WN Properties and there is no guarantee that they are in working order or fit for purpose. Photographs are for general information and it cannot be inferred that any items shown are included in the sale or within the ownership of the seller and therefore must be verified by your legal representative. No assumptions can be made from any description or image, relating to the type of construction, structural condition or the surroundings of the property. All measurements are approximate and any drawings/floorplans provided are for general guidance and are not to scale. WN Properties recommend ancillary service providers from time to time to assist you with your purchase. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider may pay us a Referral Fee. The Referral Fee is separate from your obligation to pay your fees or commission.