



Victors Crescent, Hutton

**WN**  
PROPERTIES



# Victors Crescent Hutton

Guide Price £600,000-£650,000

This well-presented four-bedroom semi-detached house ideally located in a quiet cul-de-sac and perfect for families within one mile of St Martins School (subject to acceptance) and local shops. Shenfield mainline station, providing convenient access to London is 1.2-miles and including the Elizabeth Line for the West End and Heathrow airport beyond. The ground floor features a spacious 19' x 11'3" living room, separate dining room/bedroom five, fitted kitchen, family bathroom and a versatile fourth bedroom that could be used as a playroom or home office. Upstairs, there are three additional bedrooms, including a master bedroom with en-suite shower room. Outside, the property boasts a well-maintained lawned garden with a



quality summerhouse that could be used as a home office or hobbies room. There is also access to a detached single garage with off-street parking in front. Offered for sale with no onward chain. EPC D.



## Entrance Hall

Lounge 19' 0" x 11' 3" (5.79m x 3.43m)

Dining Room 12' 5" x 11' 4" (3.78m x 3.45m)

Kitchen 9' 8" x 7' 8" (2.94m x 2.34m)

Bedroom Four/Home Office 11' 0" x 8' 8" (3.35m x 2.64m)

## Family Bathroom

## First Floor Landing

Bedroom One 13' 0" x 11' 5" (3.96m x 3.48m)

## En-Suite Shower

Bedroom Two 12' 5" x 8' 9" (3.78m x 2.66m)

Bedroom Three 9' 5" x 8' 0" (2.87m x 2.44m)












## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		82
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Council Tax Band E

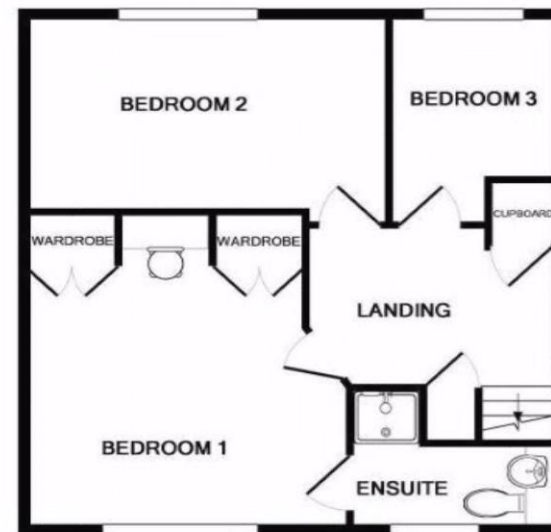
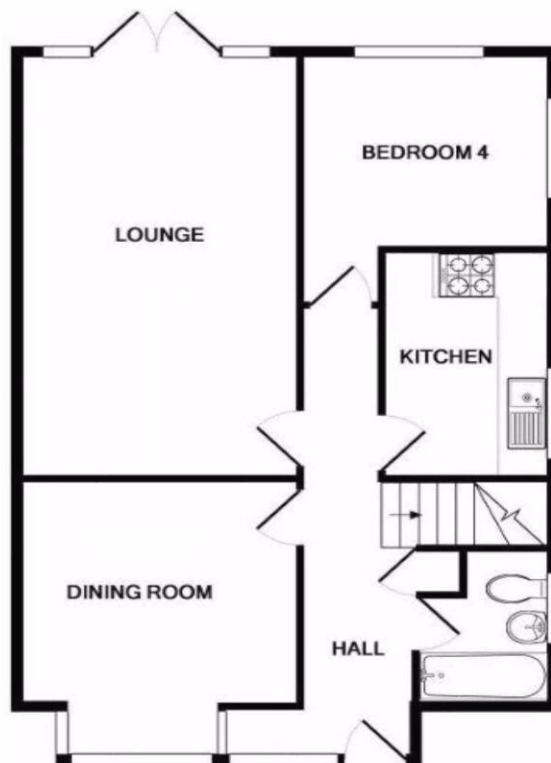
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TOTAL APPROX. FLOOR AREA 1164 SQ.FT. (108.1 SQ.M.)

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