



Woodway, Hutton, CM13

A beautifully presented four bedroom detached family home, having been the subject of internal redecoration and newly fitted carpets. Situated in a tree lined road, just 0.8 miles from Shenfield mainline station/shopping Broadway this spacious home offers light and well planned accommodation comprising open-plan kitchen/diner, lounge and a guest WC, four bedrooms and a family bathroom. Attractive front and rear gardens. Single garage and off street parking to block paved driveway. Unfurnished and available now, subject to references and contract, EPC D.

£2,900 pcm

Council Tax Band G

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Entrance Hall
Covered porch area and wood effect composite entrance door leads to entrance hall. Wood effect vinyl flooring, under-stairs storage cupboard. Doors to;

Lounge 19' 11" x 13' 6" (6.08m x 4.11m)
UPVC double glazed windows to side and rear with further UPVC double glazed doors leading to rear garden. Feature fire surround, carpet and two radiators.

Kitchen/Diner 19' 8" x 13' 4" (6.00m x 4.06m)
Range of white gloss base and wall mounted units with rolled edge work surface. Integrated dish-washer, electric oven, ceramic hob and chrome effect cooker hood. Free standing washing machine and 'American style' fridge freezer. UPVC double glazed windows to front and side and tiled effect flooring.

Downstairs/Guest WC
White suite comprising low level WC, wall mounted wash hand basin with tiled splash back. Obscure UPVC double glazed window to side and tiled effect flooring

First Floor Landing
Stairway to galleried landing, door to built-in storage cupboard and UPVC double glazed window to side.

Bedroom 1 13' 5" x 11' 9" (4.09m x 3.58m)
UPVC double glazed windows to rear and side, carpet and radiator.

Bedroom 2 12' 8" x 9' 8" (3.87m x 2.94m)
UPVC double glazed windows to side, carpet and radiator. Fitted wardrobe and further fitted vanity unit/cupboard to one wall.

Bedroom 3 10' 8" x 9' 11" (3.24m x 3.02m)
UPVC double glazed windows to front, radiator and carpet

Bedroom 4 10' 6" x 7' 11" (3.20m x 2.42m)
UPVC double glazed windows to rear, radiator, carpet and built in cupboard.

Family Bathroom
White suite comprising; panelled bath with shower over, pedestal wash hand basin, low level WC and storage cupboard housing combi boiler. Obscure UPVC double glazed window to front. Tiled walls and floor.

Exterior
Rear garden with patio area and remainder being laid to lawn with flower and shrub borders. Access to;

Driveway & Garage
Side access and roller shutter front access to single size garage with light and power. Front is laid to block paved driveway giving off street parking for two family sized vehicles. Remainder of front is laid to lawn with flower and shrub borders.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

HOLDING DEPOSIT

A one week holding deposit is required to secure this property. Please ask for a copy of our 'Guide for Tenants' for a full list of costs applicable to this or any of our properties. Please note your holding deposit is at risk if you withdraw from the transaction or do not disclose something that affects your ability to pass references.