



Roundwood Avenue, Hutton Mount



Roundwood Avenue Hutton Mount

Offers Over £2,000,000

This beautifully presented property is set in a mature plot on one of the most desirable roads within this private residential estate. It boasts a wide unoverlooked frontage to Roundwood Avenue and benefits from a westerly elevation, ensuring the rear garden enjoys sunlight from mid-morning onwards. The property offers four spacious bedrooms, three of which feature luxurious en-suite bathrooms, while the master bedroom suite includes a dressing room area. To the ground floor, residents can enjoy two stylish reception rooms alongside a generous Neptune fitted kitchen/breakfast/family room with Fisher & Paykel Fridge Freezer, Siemens two ovens, two warming drawers and hob, Miele dishwasher and



Quooker Tap with still and sparkling water. Additional conveniences include a large utility room, study and cloakroom. The gardens are impeccably maintained by the current owners, providing a picturesque outdoor space. The property combines elegance, convenience and a prime location that is conveniently located just 0.5 miles from Shenfield Broadway, with easy access to the mainline station, which provides a fast and frequent service to London, including the Elizabeth Line to the West End and onwards to Heathrow Airport. EPC C.

Cloakroom

Dining Room 13' 8" x 10' 0" (4.16m x 3.05m)

Sitting Room 17' 1" x 11' 6" (5.20m x 3.50m)

Study 12' 3" x 9' 11" (3.73m x 3.02m)

Kitchen/Family Room 28' 5" x 14' 4" (8.65m x 4.37m)

Utility Room 11' 11" x 9' 0" (3.63m x 2.74m)

Garage 17' 11" x 12' 10" (5.46m x 3.91m)

First Floor Landing

Master Bedroom 17' 2" x 11' 6" (5.23m x 3.50m)

Dressing Room 9' 11" x 6' 10" (3.02m x 2.08m)

En-suite Shower 9' 11" x 4' 5" (3.02m x 1.35m)

Bedroom Two 14' 8" x 10' 0" (4.47m x 3.05m) to rear of wardrobe.

En-suite Shower

Bedroom Three 14' 8" x 10' 5" (4.47m x 3.17m) to rear of wardrobes.

En-suite Shower

Bedroom Four 13' 8" x 6' 6" (4.16m x 1.98m) to rear of wardrobes.

Family Bathroom 9' 8" x 5' 11" (2.94m x 1.80m)







WN

PROPERTIES











Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A	71	80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

Council Tax Band G

148 Hutton Road
Shenfield

Essex CM15 8NL

01277 225191

admin@wnproperties.co.uk

wnproperties.co.uk



Ground Floor

Study: 3.73m x 3.02m (12'3" x 9'11")
Sitting Room: 3.51m x 5.21m (11'6" x 17'1")
Kitchen/Breakfast Room: 8.67m x 4.36m (28'5" x 14'4")
Utility Room: 3.63m x 2.73m (11'11" x 9')
Garage: 5.47m x 3.90m (17'11" x 12'10")
Dining Room: 3.05m x 4.18m (10' x 13'8")
Entrance Hall
Hallway
WC: 1.75m x 1.82m (5'9" x 5'11")

APPROX INTERNAL FLOOR AREA
249 SQ M (2680 SQ FT) (Includes Garage)

This floorplan is for illustrative purposes only and is **NOT TO SCALE**
All measurements are approximate
NOT to be used for valuation purposes
Copyright Wilson Nicol 2025

First Floor

Dressing Room: 2.08m x 3.01m (6'10" x 9'11") max
Bedroom: 3.51m (11'5") x 5.24m (17'2") max
Bedroom: 3.05m x 4.46m (10' x 14'8")
En-suite: 1.54m x 1.81m (4'9" x 5'11")
Landing
Bedroom: 1.97m (6'6") x 4.17m (13'8") max
En-suite: 2.25m x 1.67m (7'5" x 5'6")
En-suite: 2.25m x 1.68m (7'5" x 5'6")
Bathroom: 2.04m x 1.81m (6'8" x 5'11")
Bedroom: 3.17m (10'5") x 4.47m (14'6") max

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.