



Mills Way, Hutton



# Mills Way

## Hutton

**Guide Price £800,000-850,000**

This extended detached family home is situated in a delightful cul-de-sac just off Park Avenue in Hutton. It features well laid out accommodation, ideal for a family. The property is conveniently located near St. Martins School (subject to acceptance) and is just 1.3 miles from Shenfield mainline station, offering excellent commuting options to London, including the Elizabeth Line that connects to the West End and Heathrow Airport. There is also pedestrian access via Mount Avenue for convenient access to the station on foot. On the ground floor, you'll find a spacious reception hall with cloakroom, spacious L-shaped living room leading to a dining room and access to a good size fitted kitchen. The first floor comprises three bedrooms and a family bathroom. An



attractive rear garden can be accessed via a side gate or through the garage with an up and over door at the rear leading to a rear car-port/covered area. There is potential for further extension, subject to local authority consent. EPC C.



**Entrance Hallway**

**Cloakroom**

**L Shaped Living Room** 16' 5" x 13' 2" (5.00m x 4.01m) *plus* 11' 10" x 8' 10" (3.60m x 2.69m)

**Dining Room** 11' 10" x 8' 6" (3.60m x 2.59m)

**Kitchen** 17' 9" x 12' 2" (5.41m x 3.71m)

**First Floor Landing**

**Bedroom One** 11' 10" x 10' 6" (3.60m x 3.20m)

**Bedroom Two** 11' 10" x 10' 2" (3.60m x 3.10m)

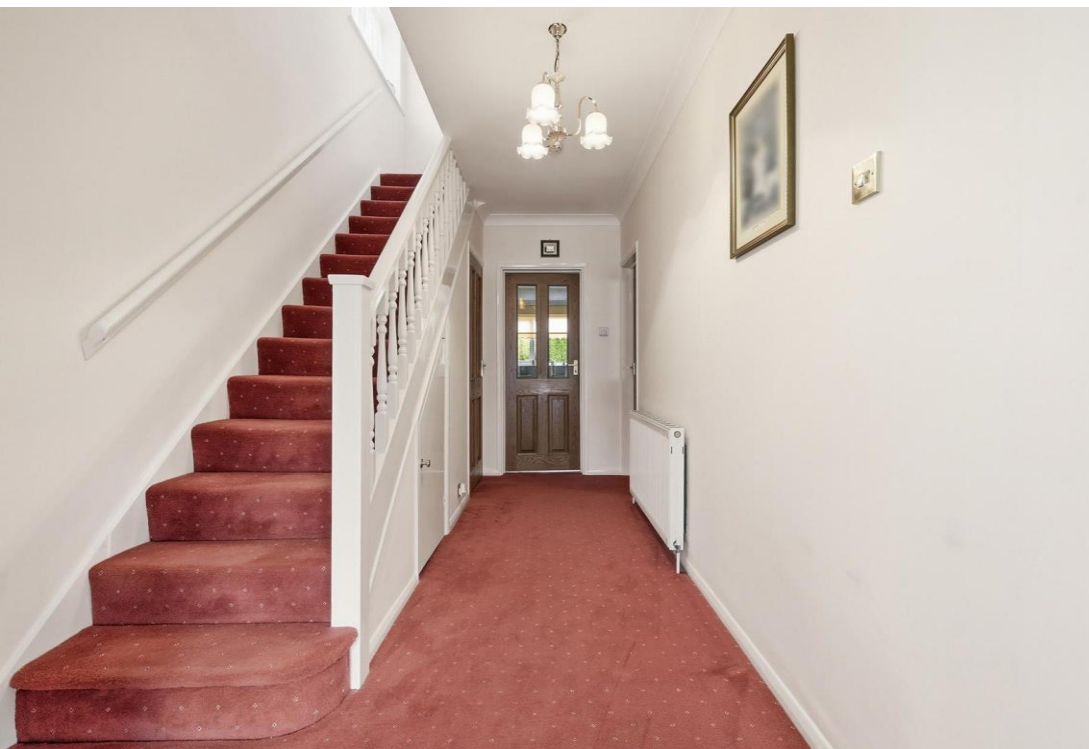
**Bedroom Three** 10' 6" x 8' 10" (3.20m x 2.69m)

**Bathroom**

**Garage** 14' 9" x 8' 10" (4.49m x 2.69m)
























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>		
(55-68) <b>D</b>		
(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	
WWW.EPC4U.COM		

Council Tax Band F

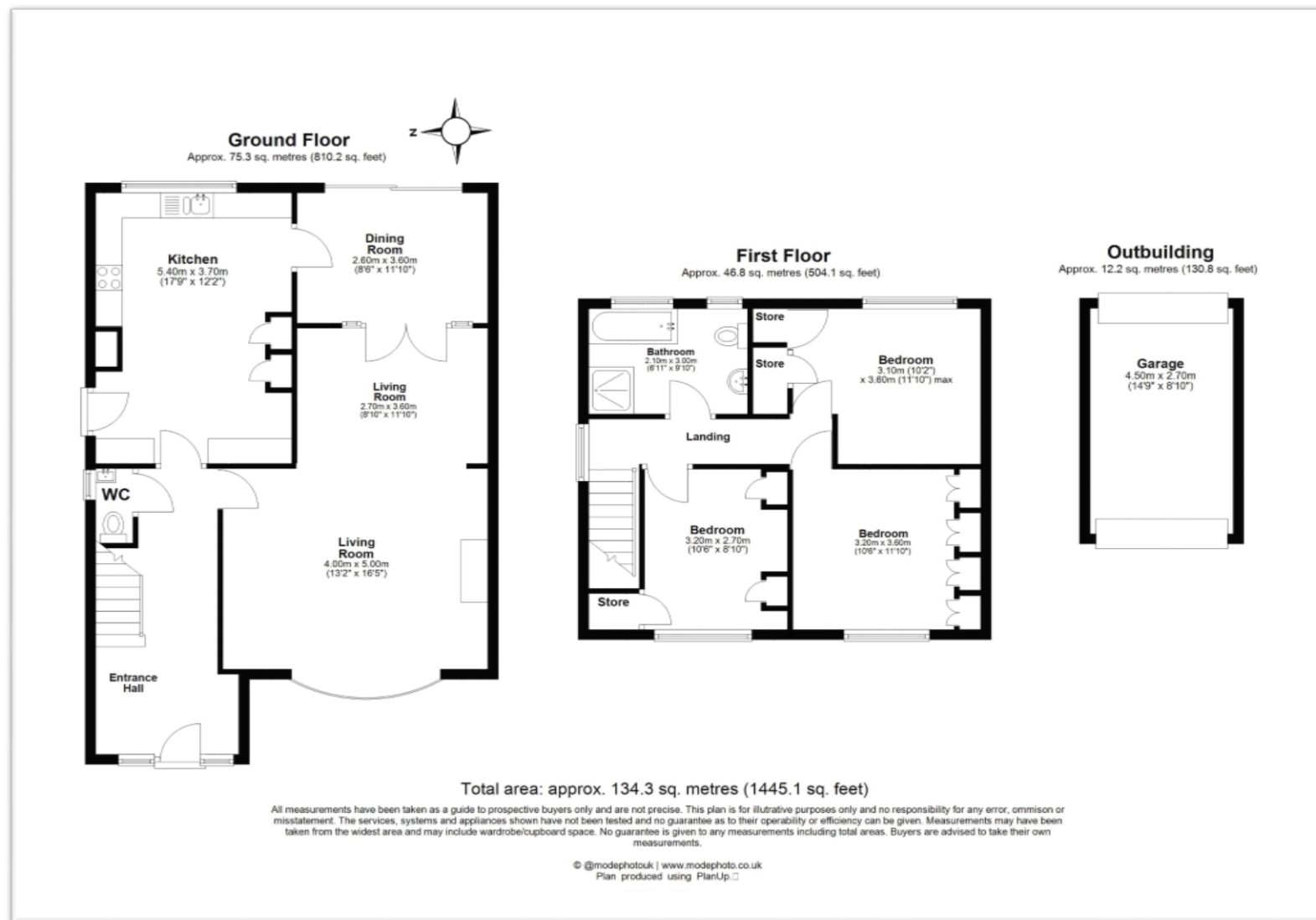
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