



Hutton Drive, Brentwood, CM13 1QN  
£350,000

Jenkins  
Property

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Located in a prime position for the local shops and benefitting from both Shenfield and Billericay station within easy reach having great links to London, this well presented two double bedroom house is ideal for the first time buyer.

To the ground floor there is a separate entrance hall, kitchen breakfast room and welcoming lounge diner. The first floor accommodation offers two double bedrooms and a modern contemporary shower room. The rear garden is well established and the property further benefits from off street parking to the front.

- Off street parking
- Modern kitchen
- Double glazing
- Modern Bathroom

#### Entrance Porche

Double Glazed door and adjacent side windows to entrance porch, further double glazed door to entrance hall.

#### Entrance Hall

Double glazed entrance door to entrance hall, double glazed window to flank, stairs rising to first floor, radiator.

#### Lounge Area 11'7" x 11' 8" (3.53m" x 3.35m 2.44m')

Double glazed window to front, radiator.

#### Dining Area 8'6" x 10'2" (2.59m" x 3.10m")

Double glazed doors to garden, radiator.

#### Kitchen/breakfast Room 8'11" x 10'2" (2.72m" x 3.10m")

Double glazed window to rear overlooking garden, double glazed door to garden. Inset sink unit with cupboards and drawers beneath, range of matching eye and base level units cupboards drawers and complementary granite work tops. Integrated electric hob with extractor fan above, built in oven, provision for fridge freezer.

#### Landing

Access to loft.

#### Bedroom One 14'9" x 9'5" (4.50m" x 2.87m")

Two double glazed windows to front, radiator.

#### Bedroom Two 9'7" x 11'10" (2.92m" x 3.61m")

Double glazed window to rear, radiator.

#### Shower Room

Modern shower room with double glazed windows to both rear and flank, low level wc, vanity sink unit, independent shower unit, radiator.

#### Exterior

##### Rear Garden

Commencing with a patio area, the rest being laid to lawn with shrub borders.

##### Front Garden

Shingled providing off street parking for two cars.

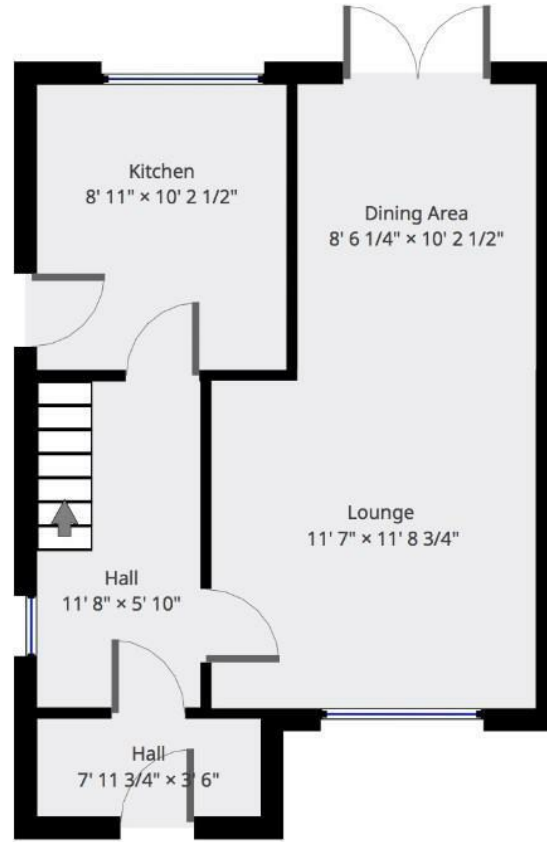


## Hutton Drive

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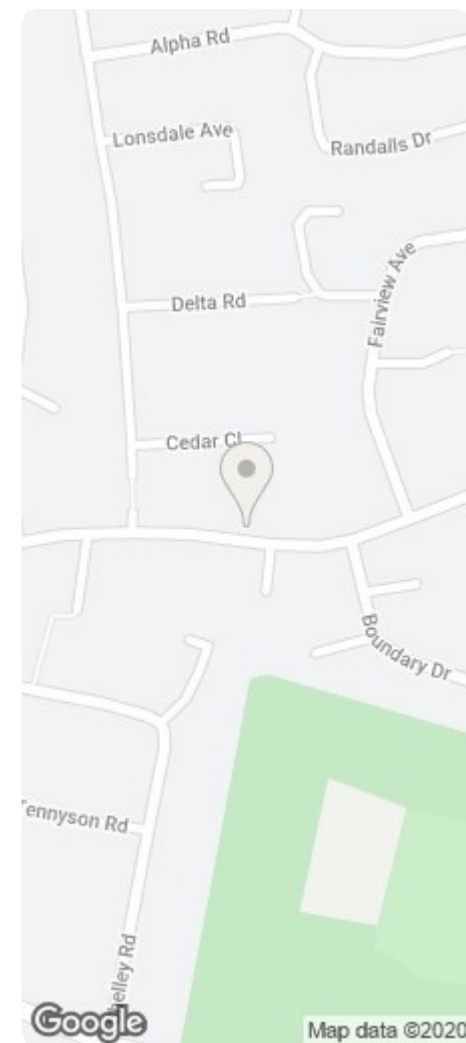
### Ground Floor



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Energy Efficiency Rating		Current	Potential
Your energy efficient - lower running costs			
85-92	A		88
79-84	B		
73-78	C	71	
67-72	D		
61-66	E		
55-60	F		
49-54	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Your environmental friendly - lower CO <sub>2</sub> emissions			
35-45	A		89
29-34	B		
23-28	C	72	
17-22	D		
11-16	E		
5-10	F		
-1-4	G		
Not environmental friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

