



STUART THOMAS  
ESTATES



- HIGHLY SOUGHT AFTER LOCATION
- LARGE REAR GARDEN
- DETACHED ANNEXE
- AMPLE OFF STREET PARKING

Tangletrees, 43 Hall Green Lane, Hutton, Brentwood, Essex, CM13 2QU      Guide Price £875,000

Situated in the highly sought after Hall Green Lane and standing on a good size plot is this charming detached chalet. Within the St Martins school catchment area and access in less than a mile to Shenfield Railway station. Properties rarely become available in this location so be quick to see this one.





## Property Description

### ENTRANCE HALL

Entrance door with a glazed inset and an adjacent lead light obscure glazed window leads to the entrance hall. Radiator with a cover. Dirt attracting mat. Coving. Laminate flooring. Dado rail.

### SHOWER ROOM

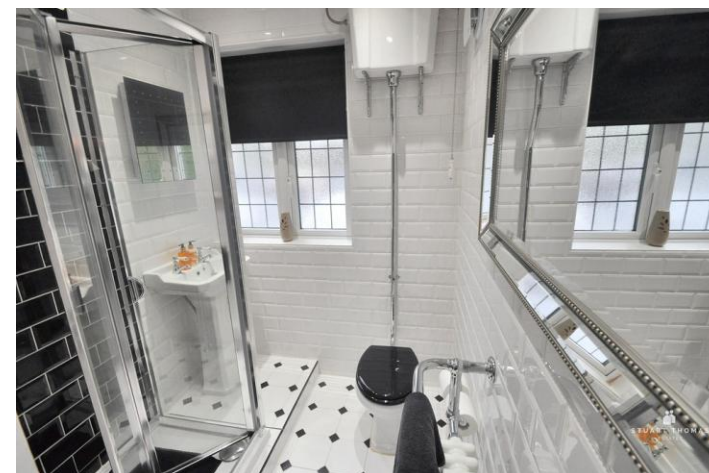
With a high level wc pedestal wash basin and a walk in shower. Obscure lead light double glazed window to the front aspect. Heated towel rail/radiator. Extractor fan. Fully tiled to all visible walls and floor. Airing cupboard housing the hot water cylinder.

### LOUNGE

This attractive room has a lead light double glazed obscure window to the side. Feature Louis style fireplace. 4 wall light points. Radiator. Folding doors leads to the sitting room.

### SITTING ROOM

Lead light French doors lead to the rear garden. 3 wall light points. Double radiator. Beams to the ceiling. Laminate flooring. High level lead light window to the side.



### KITCHEN/BREAKFAST ROOM

This good size kitchen is fitted with a range of units at eye and base level with ample tiled work surfaces over. Large breakfast bar. Double oven, gas hob with an extractor cooker hood over. Circular bowl sink unit with drainer and a mixer tap over. Integrated dishwasher. Tiled floor.

### DINING ROOM

Lead light French doors and adjacent windows lead to the rear garden. Double radiator. Lead light window to the side. Laminate flooring.





#### UTILITY ROOM

Space and plumbing for a washing machine and tumble dryer. Single drainer stainless steel sink unit. Units at eye and base level. Tiled floor. Door leads to a storage area which has a further door leading to the front of the property.

#### GROUND FLOOR BEDROOM

Obscure double glazed lead light window to the side. Radiator with a cover. Coving. Plaster mouldings to the ceiling. Door leads to the:-

#### EN SUITE

Low level wc pedestal wash basin and a shower cubicle. Lead light double glazed window to the side. Tiled floor. Sliding door wardrobes to one wall. Access to a loft area. Fully tiled to all visible walls.

#### BEDROOM THREE GROUND FLOOR

Lead light window to the front. Vanity wash basin. Laminate flooring. Radiator with a cover. Coving and plaster moulding to the ceiling.

#### LANDING

With an L shaped store room/study area with a double glazed skylight window to the side.

#### BEDROOM TWO FIRST FLOOR

Skylight windows to both sides. Access to the eaves.

#### BATHROOM FIRST FLOOR.

Corner bath with a mixer tap and shower attachment. Low level wc and a pedestal wash basin. Heated towel rail. Skylight window. Fully tiled to all visible walls and floor.



Approx Gross Internal Area  
122 sq m / 1312 sq ft



Ground Floor  
Approx 95 sq m / 1025 sq ft



First Floor  
Approx 27 sq m / 287 sq ft

#### REAR GARDEN

This superb rear garden measures approximately 170' and is mainly laid to lawn. Paved patio. South facing with a variety of trees 3 of which we understand have tree preservation orders.

#### LOG CABIN

Situated at the bottom of the garden is this substantial outbuilding which could be used for a variety of uses. Light and power. Large attic storage area.

#### GENERAL

TENURE FREEHOLD

COUNCIL TAX BAND F

BRENTWOOD BOROUGH COUNCIL

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	56 D	
39-54	E		
21-38	F		

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