44 POPLAR DRIVE, HUTTON POPLARS, ESSEX
A desirable and immaculate DETACHED, three bedroom property in Hutton Poplars yet within walking distance of Shenfield Station. **TWO RECEPTION ROOMS ** STUNNING BATHROOM AND EN-SUITE** GARAGE AND OFF ROAD PARKING**

LOCATION Situated in Hutton Poplars, a highly desirable location within Shenfield, the property is perfectly positioned for Shenfield station and Broadway. Shenfield is a highly sought after residential area with an attractive Broadway which now provides a cosmopolitan and diverse range of independent shops and restaurants. A broader range of shopping facilities and recreational pursuits can be found at the nearby town of Brentwood. The area is well known for exceptional schools both state and private including Brentwood School both preparatory and senior, Shenfield High School, St. Martins and Herrington House. The town is situated less than four miles of junction 28 of the M25 motorway, with direct access from the A12. Frequent trains link Shenfield railway station and London (Liverpool Street) in about 23 minutes and Crossrail is coming soon.

GUIDE PRICE: £680,000

*15 Minute Walk (0.8 of a mile) to Shenfield Train Station*
*Kitchen/Dining Room*
*Sitting Room*
*Amdega Conservatory*
*Master Bedroom with En-Suite Shower Room*
*Further Double Bedroom*
*Single Bedroom*
*Single Garage with Off-Road Parking for Three Cars*
*Walking distance of Hutton Poplars Woodland Walk*
*Corner Plot*
***NO ONWARD CHAIN***
POPLAR DRIVE - INTERIOR  A spacious Entrance Hall welcomes you inside this immaculately presented property, there is a Cloakroom to the left of the stairs which rise to the first floor straight in front of you. To the right is a light and airy Sitting Room which is dual aspect and benefits from a gas coal effect open fire with a stone surround and hearth. French doors of the Sitting Room open into the Amdega Conservatory which offers pretty garden views with French doors opening onto a paved patio area. The 'Leicht' German Kitchen has a wide range of base and wall units with 'Spekva' worktops, one and a half stainless steel sink with stainless steel mixer tap with separate drinking tap, 'Smeg' five ring gas hob with electric oven and 'Siemans' extractor hood, freestanding 'Smeg' fridge/freezer, integrated washing machine and dishwasher. There are French doors off the dining area in the Kitchen which open onto a further paved patio area overlooking the garden. On the first floor there is a cupboard on the landing housing the combination boiler which was fitted in January 2017 and comes with a seven year warranty. The Master bedroom overlooks the front of the property and benefits from a built-in wardrobe with a small dressing area leading through to the fully tiled En-Suite Shower Room which comprises; corner shower cubicle with mains fed shower, contemporary wall mounted square wash hand basin with a storage cupboard below, close coupled wc and chrome towel rail. There is a further double bedroom with a built-in wardrobe to the front of the property and a single bedroom with a built-in wardrobe to the rear. The Family Bathroom comprises; a deep square bath with mains fed shower over and glass shower screen, there is also a hand held integrated shower in the bath, square wash hand basin, close coupled wc and chrome towel rail. In the corner of the bathroom is a tall shelved storage cupboard and this completes the accommodation. The property was built by Cala Homes 1991 and the current owners have lived there happily ever since.

POPLAR DRIVE - EXTERIOR  To the rear of the property there is a single garage with parking for two cars to the front and a parking space for a car to the left handside. The garden can be accessed via a gate to the side of the garage or through the personal door in the garage. A paved pathway leads to the front door with a large lawned area either side and side gate to rear garden. The rear garden can be accessed via the personal door in the garage and both French doors off the Kitchen/Dining Room and the Conservatory. There are two paved patio areas which overlook the garden which is laid to lawn with some pretty, well stocked beds with a range of plants, trees and shrubs along with two Poplar trees which are subject to a preservation order. Hutton Poppins Woodland Walk is within 10 minutes and offers a 3 and 6 mile countryside walk.
**TENURE** The property is freehold and vacant possession will be given upon completion.

**LOCAL AUTHORITY**

Brentwood Borough Council

Tax Band: F

EPC: D

Post code: CM13 1YU

**SERVICES** Gas fired central heating, mains drains, electricity and water.

**FIXTURES AND FITTINGS** All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation. Please note the Smeg range cooker and cream Smeg Fridge/Freezer are included in the sale price along with all curtains, blinds and light fittings.

**AGENTS NOTES** The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note that the vendor is known to Director on a personal level.
GROUND FLOOR
APPROX. FLOOR
AREA 569 SQ.FT.
(52.9 SQ.M.)

SITTING ROOM
16'11" x 9'10"
5.2m x 3.0m

KITCHEN/DINER
16'11" x 9'2"
5.2m x 2.8m

CONSERVATORY
13'1" x 11'2"
4.0m x 3.4m

HALL

BEDROOM
9'6" x 5'11"
2.9m x 1.8m

BEDROOM
8'10" x 8'6"
2.7m x 2.6m

BEDROOM
11'10" x 10'2"
3.6m x 3.1m

BATHROOM
7'8" x 7'5"
2.3m x 2.3m

1ST FLOOR
APPROX. FLOOR
AREA 424 SQ.FT.
(39.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 993 SQ.FT. (92.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantees as to their operability or efficiency can be given.

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