



CHERRY TREES

34 PARK AVENUE, HUTTON, BRENTWOOD, ESSEX

savills

**BUILT TO A VERY HIGH
STANDARD BY THE CURRENT
OWNERS THIS SUBSTANTIAL
DETACHED HOME OCCUPIES
A CORNER PLOT IN ONE OF
HUTTON'S PREMIER ROADS.**

CHERRY TREES, 34 PARK AVENUE,
HUTTON, BRENTWOOD, ESSEX

- ◆ Detached executive home close to good schools and Crossrail links to London
- ◆ Corner plot on a sought after tree lined avenue
- ◆ Built in 2009 with high specification throughout
- ◆ Expansive sitting room with feature brick fireplace and wood burner
- ◆ Well equipped kitchen breakfast room and separate utility room
- ◆ Choice of two master bedroom suites, two additional ensuite bedrooms and three further double bedrooms
- ◆ South facing garden with entertaining patio area and brick built pizza oven
- ◆ Off street parking for several cars and a detached garage with kitchenette
- ◆ Home office
- ◆ About 0.16 Acre



Mileages

Shenfield Railway Station and Broadway 1.2 mile, A12 (junction 12) 2.2 miles, M25 (junction 28) 5.1 miles.

Situation

Park Avenue is situated in the desirable location of Hutton just over a mile of Shenfield Broadway and railway station. The area is popular with London commuters and Shenfield station provides a fast and frequent service to Stratford and London Liverpool Street in approximately 24 minutes. From 2020/21 Crossrail will deliver a high frequency/high capacity service to 40 stations linking Reading, Heathrow, Central and West London to Shenfield. This will further enhance the appeal of the area.

Shenfield Broadway provides a cosmopolitan range of shops and bars and further shopping facilities are available at nearby Brentwood and Billericay. Local road connections are excellent with the A12 linking to junction 28 of the M25. The area is renowned for its excellent schools, both state and private. These include St Martin's School (within walking distance of the house), Herington House School, a private day school situated on Hutton Mount, Brentwood School for boys and girls including preparatory and Woodlands School at Hutton for both infants and juniors.

Description

Occupying a corner plot Cherry Trees is of part brick part render construction under a clay tile roof in a mock Tudor style, it sits centrally in its plot and benefits from an in and out blocked paved driveway to the front offering parking for several cars with mature border planting behind wooden fencing. A step up to the storm porch provides convenient log storage to both sides and access to the main entrance via a composite UPVC front door. The interior has been decorated in soft neutral shades and has a light airy feel throughout, the high specification includes: solid oak doors, porcelain tile flooring (some areas), neutral carpet to upper floors, UPVC lead double glazing, brushed chrome fittings, HD + TV and Wi-Fi connections to all rooms, LED lighting, CAT 5 wiring, built in music speakers to the ground floor and under floor heating.

The central hallway has stairs leading to the first floor, a built-in coats cupboard and access to all living areas. These include a sitting room which extends the full depth of the house, a triple aspect room with bi-fold doors to the garden and a feature fireplace with large wood burning stove. A spacious entertaining kitchen which is fitted with an extensive range of shaker style white units, chrome effect fittings and black granite worktops. Integrated appliances include: two double ovens, two microwaves, two full height fridge freezers, two wine fridges and dishwasher. The enormous central island with built-in five ring gas hob and extractor over provides ample work space and seated breakfast area that leads to the dining area with bi-fold doors overlooking the south facing garden. The dining area opens right to the sitting room and has doorway access to a fitted study with part vaulted ceiling, side access door to the garden and door to the utility room which is fitted with units to match the kitchen, space for washer/dryer, built-in cupboard housing the electronics for TV/music systems and a side



access door. Additionally to the ground floor you have reception two, dual aspect to the side and front of the property currently set up as a games room and also the ground floor cloakroom.

You are led to the first floor by a painted white balustrade staircase with oak hand rail, the bright landing has a large window overlooking the front and a built-in triple door fully shelved airing cupboard. Spoilt for choice the owners have chosen a bedroom suite to the front of the property as their master, with walk-in dressing room and neutral 4 piece suite ensuite, another similar suite (bedroom two) sits to the rear with French doors opening to a Juliette balcony overlooking the south facing garden. There are two further double bedrooms with ensuites on this floor.

Velux windows on the second floor make this landing a bright space, with access to two more bedrooms with eaves storage space and also access to a large walk-in eaves storage room which could provide either an additional bedroom or bathroom on this floor.

Outside the rear south facing garden has a paved patio area around the perimeter of the property providing gated access down both sides, it is screened by mature trees along the boundaries giving a very private feel with a stunning oak tree within the rear right corner boundary. Mature herbaceous borders frame the central lawn which leads to an entertaining patio and brick built pizza oven. Set on a corner plot there is gated access at the rear from Leafy Way, leading to drive way parking, weather boarded storage and detached garage with automated door, power, lighting and WC. The ample size garage has space for a family sized car and is currently used as a workshop. To the rear of the garage and accessed from the garden by the patio an additional room within the garage block offers a fully equipped kitchen area, fitted with a range of units, a 4 ring electric hob and space for a tall fridge freezer.

Services

All mains services connected. Cat 5 wiring. Alarm.

Directions

From Shenfield Station proceed towards Billericay. Continue over the first mini-roundabout passing the set of traffic lights and at the second mini-roundabout turn right into Hanging Hill Lane. Continue along this lane for about a third of a mile, Park Avenue is the fifth turning on your left and the property can be found a few yards down on the right hand side.

Postcode

CM13 2QL

Energy Performance

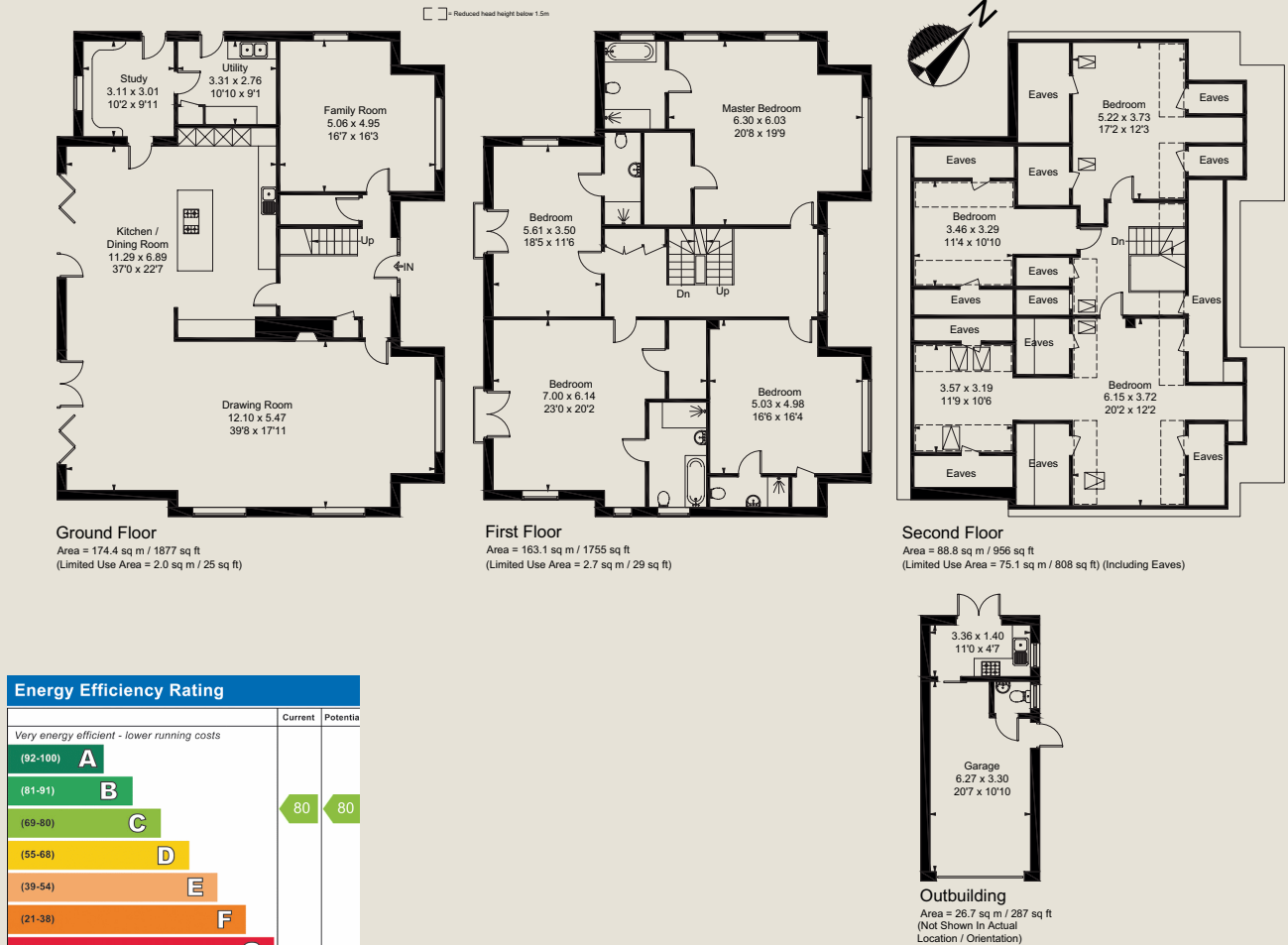
A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.

FLOORPLANS

Approximate Area = 426.3 sq m / 4588 sq ft
Including Limited Use Area (78.2 sq m / 845 sq ft) (Including Eaves)
Outbuilding = 26.7 sq m / 287 sq ft
Total = 453.0 sq m / 4875 sq ft



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