



farson's
for sale
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41 Poplar Drive, Hutton

Brentwood

Guide Price £750,000 - £800,000



41 Poplar Drive

Hutton, Brentwood

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Detached four bedroom house
- Modern kitchen with integrated appliances
- Spacious conservatory
- French doors to garden
- Spacious private garden
- Driveway leading to garage
- Double garage
- Shenfield mainline station and shopping
broadway is located just 0.7 miles away
- Access to St Martin's School (sta)





Entrance Hall

Wc

Living Room

19' 0" x 11' 6" (5.80m x 3.50m)

Conservatory

11' 6" x 8' 2" (3.50m x 2.50m)

Dining Room

11' 6" x 9' 0" (3.50m x 2.75m)

Kitchen

11' 6" x 9' 6" (3.50m x 2.90m)

Utility Room

6' 4" x 6' 3" (1.92m x 1.90m)

Landing

Bedroom 1

12' 2" x 11' 6" (3.70m x 3.50m)

En-Suite

8' 3" x 3' 3" (2.52m x 1.00m)

Bedroom 2

11' 11" x 8' 7" (3.62m x 2.62m)

Bedroom 3

11' 6" x 7' 3" (3.50m x 2.20m)

Bedroom 4

11' 6" x 6' 11" (3.50m x 2.10m)

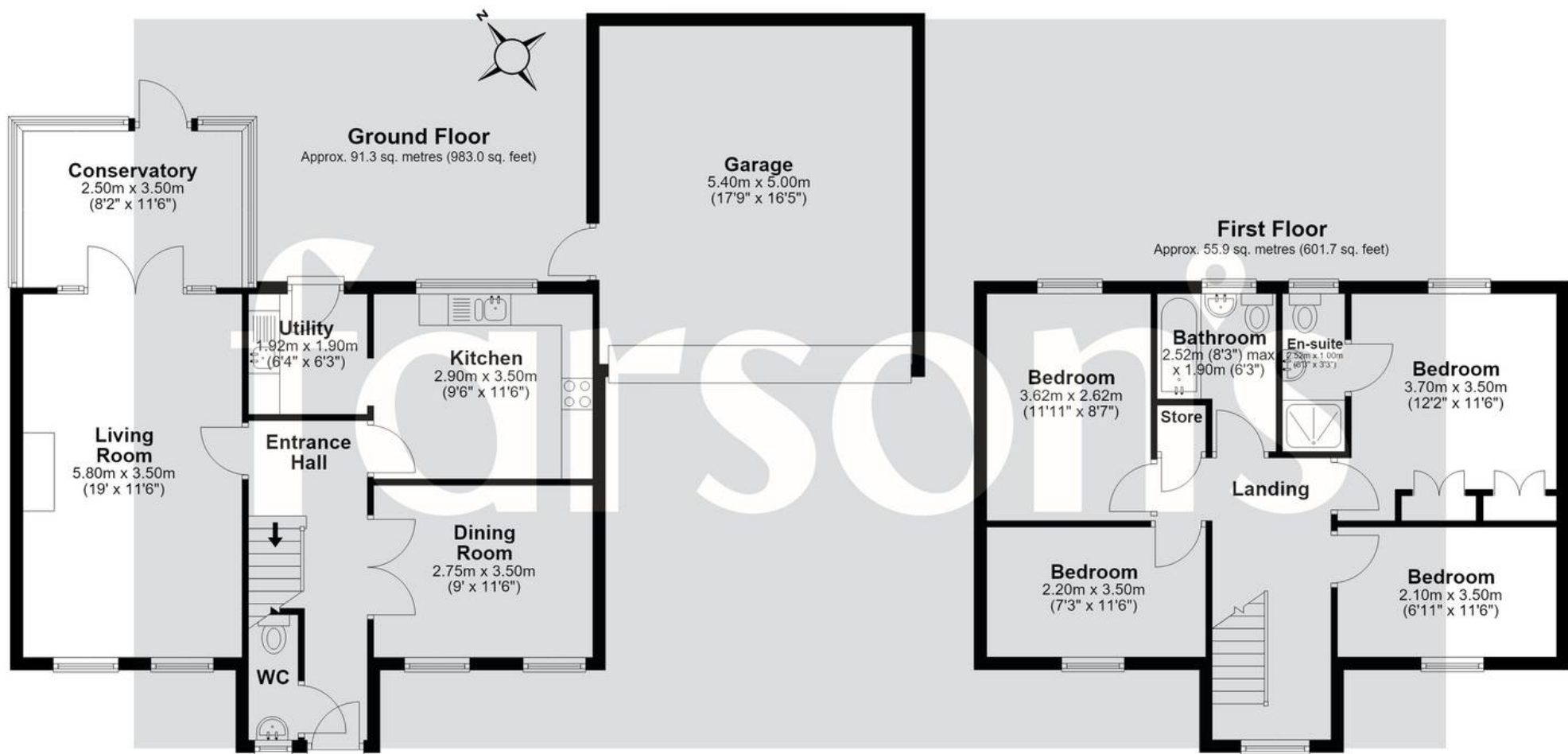
Bathroom

8' 3" x 6' 3" (2.52m x 1.90m)

Garage

17' 9" x 16' 5" (5.40m x 5.00m)





Total area: approx. 147.2 sq. metres (1584.7 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Poplar Drive