



## BURSES WAY, HUTTON

\*\*\* GUIDE PRICE £800,00 TO £850,000 \*\*\* Two-Bedroom Detached Bungalow | Highly Desirable Hutton Burses Location | Lounge | Dining Room | Kitchen | Shower Room W.C. | Ensuite Bathroom W.C. | Detached Double Garage | Close to Shenfield Broadway and Crossrail Elizabeth Line Railway Station |

**Guide Price £800,000** Freehold | 2 bedroom bungalow for sale

CHARLES STRATTON  
ESTATE AGENTS



\*\*\* GUIDE PRICE £800,00 TO £850,000 \*\*\* Detached Bungalow situated in the sought after Hutton Burses location close to Shenfield Broadway and Crossrail Elizabeth Line Railway Station.

Accommodation comprises Two-Bedrooms, the Master with En-suite Bathroom W.C., further Shower Room W.C., Lounge, Dining Room, and Kitchen. The property further benefits from own driveway to a detached Double Garage and should be viewed at your earliest convenience.

Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Private Garden





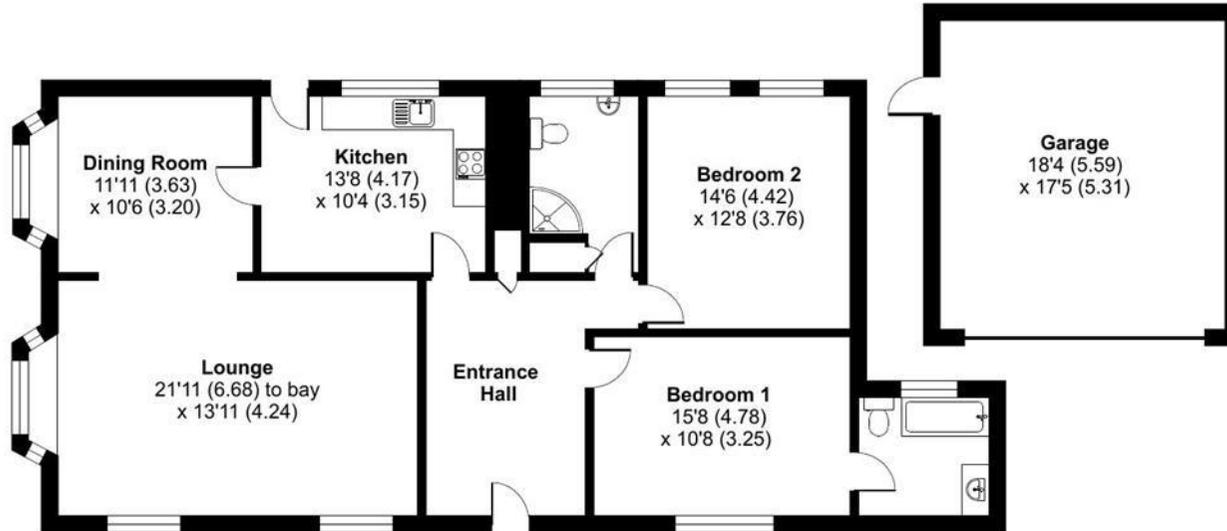
# Burses Way, Hutton, Brentwood, CM13

Approximate Area = 1322 sq ft / 122.8 sq m

Garage = 332 sq ft / 30.8 sq m

Total = 1654 sq ft / 153.6 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Charles Stratton Estates Ltd. REF: 1406817

| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |
|---|-------------------------|---|-------------------------|
| Current                                     | Potential               | Current   | Potential               |
| Very energy efficient - lower running costs |                         | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |
| (92+) <b>A</b>                              |                         | (92+) <b>A</b>  |                         |
| (81-91) <b>B</b>                            |                         | (81-91) <b>B</b>  |                         |
| (69-80) <b>C</b>                            |                         | (69-80) <b>C</b>  |                         |
| (55-68) <b>D</b>                            |                         | (55-68) <b>D</b>  |                         |
| (39-54) <b>E</b>                            |                         | (39-54) <b>E</b>  |                         |
| (21-38) <b>F</b>                            |                         | (21-38) <b>F</b>  |                         |
| (1-20) <b>G</b>                             |                         | (1-20) <b>G</b>   |                         |
| Not energy efficient - higher running costs |                         | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |
| <b>63</b>                                   |                         | <b>77</b>   |                         |
| England & Wales                             | EU Directive 2002/91/EC | England & Wales   | EU Directive 2002/91/EC |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>).

Viewing by appointment only  
Charles Stratton Estates Ltd

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