



# Coombe Rise, Shenfield

# Coombe Rise Shenfield

£2,250,000

Beautifully presented home in one of the most sought-after roads in Old Shenfield offering spacious family accommodation which has been well planned throughout. The superb quarter of an acre plot (STLS) is attractively landscaped with mature planting to the rear and plentiful parking to the front and access to the garage. Large spacious hallway leads to two reception rooms and a useful study and ground floor cloakroom. The main focal point is the superb kitchen/dining/family room with partly vaulted ceiling and bi-fold doors leading to the garden. Extensive kitchen storage with mainly Siemens integrated appliances with large island and breakfast bar. Laundry room with storage. Master bedroom suite with dressing room and ensuite bathroom, four further bedrooms, two with ensembles and family bathroom. The property is convenient for Brentwood School and Shenfield Railway Station and Broadway with fast connections to Canary Wharf and the City and the new Elizabeth line to Heathrow and beyond.



**Entrance Hallway** 22' 9" x 15' 5" max > 6' 8" (6.93m x 4.70m)

Hardwood entrance door and glazed side panels accessed beneath open canopied porch with mature Wisteria. This leads to a superb entrance to the property with tiled floor, feature return staircase to first floor with storage below. Further cupboard with hanging rail and shelving. Double doors to Lounge and further doors to:

#### **Cloakroom**

Two-piece suite with attractive part tiled walls and tiling to floor. Window to side.

**Study** 10' 4" x 6' 9" (3.15m x 2.06m)

Window to front, useful double storage cupboard with media hub.

**Family Room** 21' 3" > 18' 8" x 14' 2" (6.47m x 4.31m)

Charming room with large decorative fire surround with granite hearth and windows either side. Painted panelling to majority of the walls with plate rack and incorporating bookshelves adjacent to the double doors to the lounge. Leaded light bay window to front.

**Lounge** 18' 0" x 14' 2" (5.48m x 4.31m)

Spacious room overlooking the delightful rear garden with windows to side and rear. Inset wood burner on slate hearth. Double doors to kitchen/dining/family room.

**Kitchen/Dining/Family Room** 31' 6" > 14' 9" x 17' 10" (9.59m x 5.43m)

Undoubtedly the heart of this lovely family home with large area for dining table and sofa, semi vaulted ceiling with skylights and feature circular window. Superb kitchen with a large array of drawer and cupboard storage to two walls incorporating large integrated fridge, steam oven and combination oven with warming drawer below. Corner twin bowl sink unit with waste disposal. Wi-Fi enabled oven and induction hob with extractor above. Two integrated dishwashers and CDA dual zoned wine fridge. Large feature island unit with contrasting marble effect stonework surface with useful trough stainless steel sink and waste disposal with adjacent Quooker boiling water tap. Further storage and contrasting overhang providing breakfast bar with space for four stools. Separate integrated freezer. Attractive tiled flooring throughout with underfloor heating. Versatile Philips Hue variable lighting with zoned controls. Window to front and two pairs of bi-fold doors across the rear providing access to the stunning rear garden. Door to:

**Laundry Room** 10' 8" x 5' 8" (3.25m x 1.73m)

Useful room providing further storage and two integrated washer/driers. Wall mounted Vaillant combination boiler concealed in cupboard. Inset stainless steel sink with mixer tap with tiled splashback. Door to built in cupboard with shelving and lead light door to side courtyard area.

#### **First Floor Landing**

Delightful open galleried landing with built in cupboard housing the pressurised water tank. Doors to:

**Master Bedroom** 21' 3" into bay balcony x 13' 8" (6.47m x 4.16m)

Stunning room with feature bay window Juliet balcony with double doors and glazed screen providing views over the lovely rear garden. Windows to either side. Doors to:

**Dressing Room** 10' 10" max x 6' 6" to front of wardrobes (3.30m x 1.98m)

Fitted with built in wardrobes and drawers. Leaded light window to side.



### En-suite

Large ensuite with vanity wash hand basin and drawers below with tiled splashback, back to wall w.c., tiled shower cubicle and wide double ended bath with wall mounted controls and useful hand shower attachment. Tiling to walls with wall mounted chrome towel warmer. Tiled flooring and two windows to rear.

### Bedroom Two 15' 3" into bay and recess x 10' 8" max (4.64m x 3.25m)

Window to front and door to:

### En-suite

Pedestal wash hand basin, low level w.c., tiled shower cubicle and partly tiled walls. Window to side.

### Bedroom Three 12' 5" x 10' 6" plus large door recess (3.78m x 3.20m)

Useful fitted wardrobes in door recess, windows to rear and side and door to:

### En-suite

Vanity wash hand basin with drawer storage, back to wall w.c., and recessed shower cubicle. Window to side.

### Bedroom Four 13' 5" into bay x 12' 7" (4.09m x 3.83m)

Bay window to front and further window.

### Bedroom Five 13' 3" into bay max x 11' 0" to front of wardrobes (4.04m x 3.35m)

Bay window to front and further window to side. Built in wardrobes to one wall.

### Family Bathroom

Attractively fitted with claw foot bath, pedestal wash hand basin, low level w.c., tiled shower cubicle and partly tiled walls. Heated towel rail and window to side.

### Externally

The property stands in 0.25 acres (STLS) with shingled and brick edged carriage style driveway providing parking for numerous cars. Attractive shrub beds to the side with central semi circular lawned area. Gated side access to rear garden and double doors to: Garage 15' 9" x 15' 5" to rear of storage (4.80m x 4.70m) Currently used as a games room by the sellers but could easily be used as a garage still. Fitted storage to two walls, stainless steel sink and space for fridge/freezer. Painted walls and floor. Window to side and door to small courtyard area. The Rear Garden as previously mentioned is a superb feature of the property with a wide variety of mature planting flanking a large well tended lawn. Wide stone terrace across the rear with space for multiple sofas and tables. Pathway leads to two wooden sheds with steps to tree house behind. Artificial lawned area leads to a gazebo and further seating area. External tap, power socket and lighting.







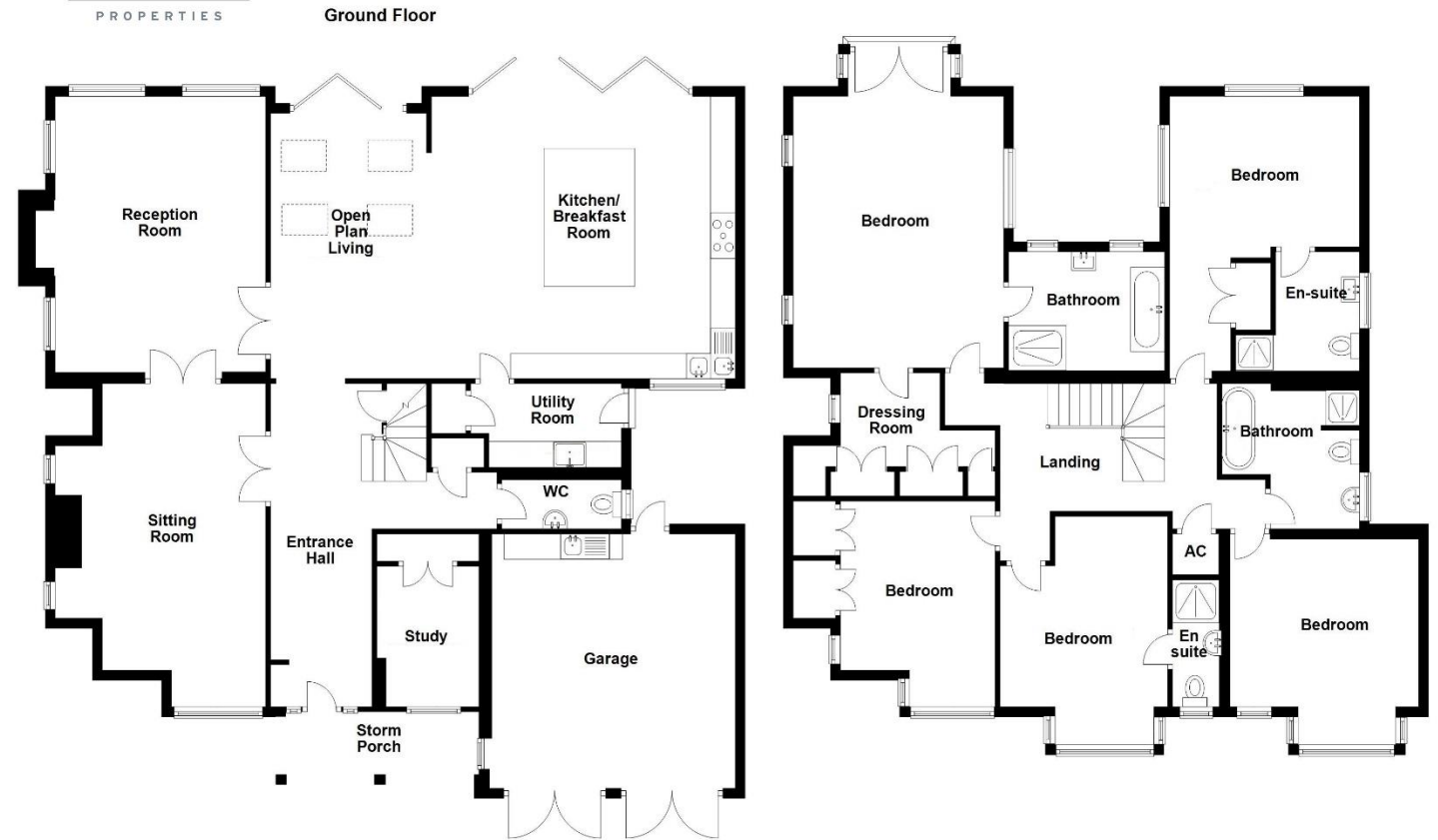


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	77
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Council Tax Band H

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Total area: approx. 306.6 sq. metres (3299.9 sq. feet)

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor areas, openings and orientations are approximate. They should not be relied upon any purpose and do not form any part of an agreement. No liability is taken for any errors or mis-statement. All parties must rely upon their own inspection.

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