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# Crossways, Shenfield

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PROPERTIES

# Crossways

## Shenfield

Offers Over £900,000

Offers are invited in the region of £900,000 to £950,000. Perfectly located in an attractive road just off Shenfield Broadway, this character three bedroom detached residence benefits from a good size garden with detached garden room and storage room that offer potential as an annex/gym or home office. An attractive reception hall leads to the lounge which is open-plan to a dining and sitting room area that in turn lead to a kitchen/breakfast room. There is also a ground floor cloakroom. On the first floor there are three bedrooms and family bathroom with separate shower cubicle. Shenfield mainline station is within easy reach and provides a fast and frequent service to London including the Elizabeth Line for the West End and Heathrow Airport beyond. EPC E.



### Entrance Hall

Two double glazed leaded light style windows to side. Stairs to first floor landing with storage cupboard beneath fitted with light. Wooden floor, decorative ceiling rose, coved cornice to ceiling and radiator. Door to:-

### Cloakroom

Low level WC and wall mounted wash hand basin with mixer taps and white

gloss cupboard below. Tiled floor and and extractor fan.

### Lounge 13' 8" x 12' 2" (4.16m x 3.71m)

Large double glazed leaded light window with stained glass inserts to front. Continuation of wooden flooring from reception hall. Decorative ceiling rose and coved cornice to ceiling. Three wall light points. Ornate wooden carved fireplace surround incorporating a gas coal effect fire with marble surround and hearth.

### Dining Area 12' 4" x 12' 0" (3.76m x 3.65m)

Open plan from the lounge and providing access to a sitting room area overlooking the garden. Decorative ceiling rose and coved cornice to ceiling. Continuation of wooden flooring. Radiator. Two wall light points.

### Sitting Room Area 12' 8" x 11' 3" (3.86m x 3.43m)

Double glazed sliding patio doors open to the rear garden patio. Door providing access to;

### Kitchen/Breakfast Room 18' 0" x 10' 2" (5.48m x 3.10m)

Fitted with a range of modern units that comprise base cupboards, drawers and matching wall cabinets. Contrasting work surface incorporates a Quartz single drainer sink unit with mixer tap and tiled splashbacks fitted above. Integrated appliances to remain include a Neff fan assisted oven with cooker above and concealed extractor unit over. Miele washing machine tumble drier and integrated dishwasher. Space for American style fridge/freezer. Tiled effect flooring. Spotlights to ceiling and double glazed leaded light window to the side. Double glazed French doors to rear garden.

### First Floor Landing

Access to loft storage space. Coved cornice to ceiling. Doors to:-



**Bedroom 1** 14' 0" x 11' 5" (4.26m x 3.48m) to rear of wardrobes.

Double glazed leaded light bay window to front. Decorative ceiling rose, ornate coved cornice to ceiling and built-in wardrobes.

**Bedroom 2** 12' 5" x 12' 5" (3.78m x 3.78m)

Double glazed leaded light window to rear. Coved cornice to ceiling.

**Bedroom 3** 10' 4" x 9' 5" (3.15m x 2.87m) to rear of wardrobes.

Double glazed window to rear and built-in wardrobes.

### Bathroom

Comprising tile enclosed bath, shower enclosure and WC. Pedestal wash hand basin with mixer tap. Tiling with decorative border and tiled effect floor. UPVC obscure double glazed leaded light windows with stained glass inserts to front. Coved cornice to ceiling.

**Garden Room/Annex** 20' 0" x 19' 6" (6.09m x 5.94m) max.

An attractive room that would make an ideal home gym or home office. Double glazed window to rear and side and bi-fold doors lead from the garden. Spotlights to ceiling. Door to storeroom. Plans drawn to convert to an annex to provide a bedroom, en-suite shower room and open plan kitchen/living area.

**Store Room** 15' 0" x 11' 0" (4.57m x 3.35m) max.

Fitted with an obscure glazed window to the rear elevation. Power and light. Door opens to the rear garden.

### Externally

The rear garden is an attractive feature of the property with a maximum depth of 116' (35.35m). Commencing with a paved patio retained by a brick wall leading to a lawned area bordered on both sides by a mature array of shrubs and plants. Adjacent to the property there are wrought iron gates which provide access to the rear garden via a side driveway. Sunken ornamental pond. The front garden comprises a brick paved driveway that provides spacious off street parking retained from the road by a feature brick wall and raised flowerbed with mature shrubs and plants.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

Council Tax Band F.

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