



Shenfield Place, Shenfield

Shenfield Place Shenfield

£995,000

Four bedroom detached house offering scope for extension and refurbishment situated in a sought after cul-de-sac within Shenfield Place, approximately one mile of Shenfield shopping Broadway with its mainline railway station. St Marys School is within walking distance, subject to acceptance. The accommodation comprises; spacious lounge with double doors to dining room that leads to an attractive semi circular band stand style conservatory overlooking a large garden. Kitchen with granite work surfaces and some integrated appliances, study and cloakroom. There are four bedrooms to the first floor and a family bathroom with white suite. The rear garden measures approximately 99' at the maximum point reducing to 83' mainly laid to lawn and secluded by mature trees and shrubs, with an overall plot of 0.22 of an acre (stls). Large detached garage. No onward chain. EPC C.



Reception Hall

Panelled entrance door and part obscure glazed panel to front, return staircase to first floor with cupboard beneath and ranch style balustrade, useful coat cupboard, radiator with decorative cover, wood effect flooring, doors to;

Cloakroom

Two piece suite, wood effect flooring, radiator and obscure window to side.

Study 7' 11" x 7' 0" (2.41m x 2.13m)

Double radiator, wood effect flooring, window to side.

Lounge 16' 6" x 11' 0" (5.03m x 3.35m)

Limestone fire surround, radiators, bow window to front and further window to side, wood effect flooring, double doors to;

Dining/Conservatory 17' 5" x 11' 0" (5.30m x 3.35m)

Radiator, wood effect flooring, open plan room leading to semi circular band stand style conservatory with floor to ceiling windows and door leading to and overlooking the large secluded rear garden.

Kitchen 13' 10" x 8' 8" (4.21m x 2.64m)

Fitted with a range of base and wall cream wood fronted cabinets and complimenting granite work surfaces. Inset stainless steel sink and matching drainer and monobloc mixer tap. Integrated dishwasher, washing machine and stainless steel range cooker with five gas burners, stainless steel splashback and extractor hood above. Space for fridge/freezer. Window to the rear and door leading to rear garden.

First Floor Landing

Access to loft space, radiator, rectangular shaped window to front and doors to;

Bedroom One 12' 11" x 11' 2" to front of wardrobes (3.93m x 3.40m)

Range of fitted wardrobes, radiator, window to rear.

Bedroom Two 11' 2" x 10' 8" (3.40m x 3.25m)

Built in cupboard with hanging rail and shelving, radiator, window to front.



Bedroom Three 11' 6" x 9' 0" (3.50m x 2.74m)

Built in wardrobe, radiator, window to side.

Bedroom Four 8' 9" x 6' 8" into door recess (2.66m x 2.03m)

Radiator, window to rear.

Family Bathroom

White suite comprising: bath with mixer tap and shower over with fitted glass shower screen. WC, pedestal wash hand basin with mixer tap, partly tiled walls, shaver point, radiator/heated towel rail, obscure window to side.

Externally

The property stands in 0.22 of an acre (stls). Front garden is 60' long with attractive block paved driveway offering parking for several cars, leading to a double garage. The remainder of the garden is laid to lawn with established trees and shrubs.

Rear Garden

The rear garden measures approximately 99' at its maximum depth reducing to 83' at the minimum point. Commencing with a paved patio with pedestrian door to garage leading to lawn, enclosed by established shrubs and borders. Timber summer house/shed.

Garage

Double width garage with electric up and over door, power and light connected, courtesy door to side.









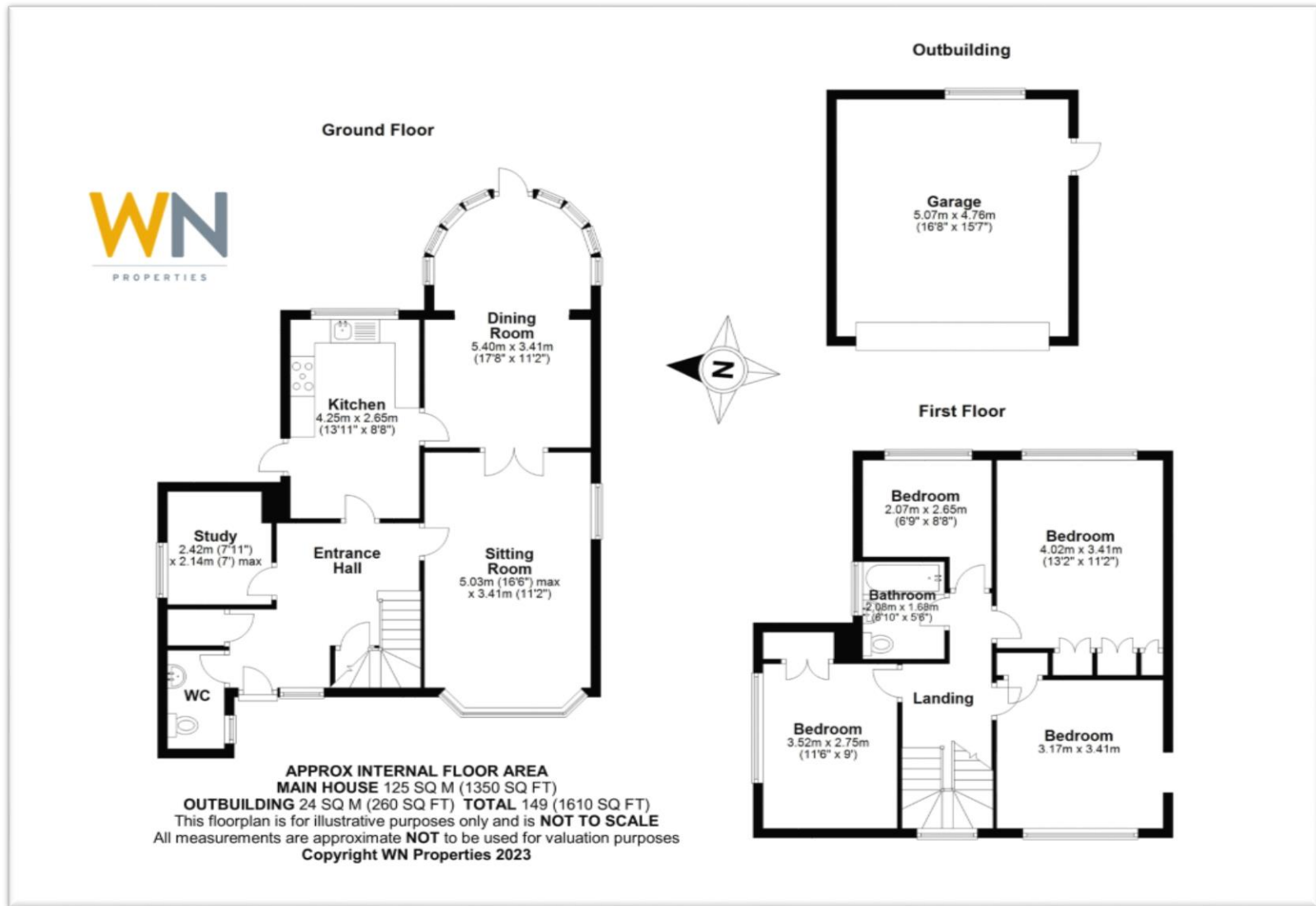
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	84
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

Council Tax Band G

148 Hutton Road
Shenfield
Essex CM15 8NL
01277 225191

admin@wnproperties.co.uk
wnproperties.co.uk



Every effort has been made to ensure the complete accuracy of these particulars, however they cannot be guaranteed. Always check before agreeing to purchase. This includes checking on the existence of relevant permissions, fixtures, fittings and appliances which have not been tested by WN Properties and there is no guarantee that they are in working order or fit for purpose. Photographs are for general information and it cannot be inferred that any items shown are included in the sale or within the ownership of the seller and therefore must be verified by your legal representative. No assumptions can be made from any description or image, relating to the type of construction, structural condition or the surroundings of the property. All measurements are approximate and any drawings/floorplans provided are for general guidance and are not to scale. WN Properties recommend ancillary service providers from time to time to assist you with your purchase. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider may pay us a Referral Fee. The Referral Fee is separate from your obligation to pay your fees or commission.