



Shenfield Place, Shenfield

Shenfield Place Shenfield

Offers in Excess of £895,000

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		
	69	
England & Wales		
EU Directive 2002/91/EC		

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Council Tax Band G

148 Hutton Road

Shenfield

Essex CM15 8NL

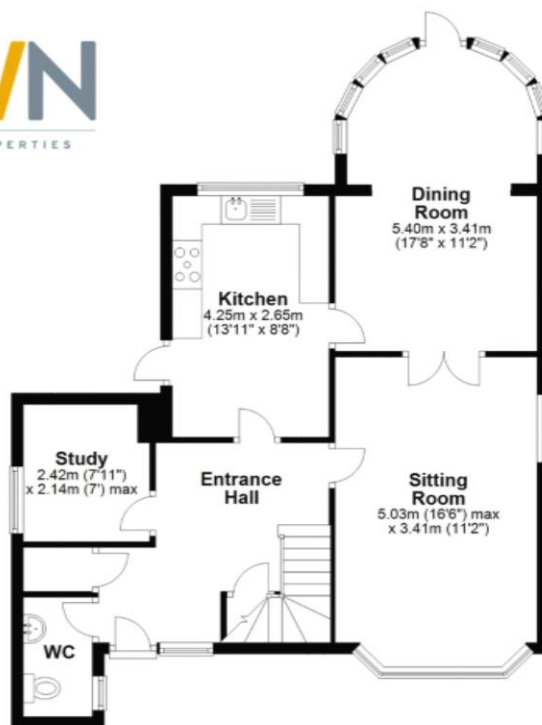
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Ground Floor



Outbuilding



First Floor



APPROX INTERNAL FLOOR AREA
MAIN HOUSE 125 SQ M (1350 SQ FT)
OUTBUILDING 24 SQ M (260 SQ FT) **TOTAL** 149 (1610 SQ FT)
 This floorplan is for illustrative purposes only and is **NOT TO SCALE**
 All measurements are approximate **NOT** to be used for valuation purposes
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