



Mill Hill, Shenfield

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£2,150,000

Located in one of the finest and most sought after roads in Old Shenfield, an attractive 1934, Jack Durston built residence, standing in substantial gardens of 0.428 acre (subject to land survey). The accommodation includes a charming formal lounge, open plan kitchen breakfast room that leads to a superb family room overlooking the landscaped rear garden. Four bedrooms are set out over two levels with an en-suite shower to the master bedroom, family bathroom and further shower room on the second floor. The property is also conveniently situated between



Shenfield and Brentwood within 0.8 miles of Shenfield Broadway with its multiple shopping facilities and mainline station providing superb links to London including the Elizabeth Line for the West End and Heathrow airport beyond. Brentwood School and St Mary's School (subject to acceptance) are also conveniently nearby. EPC D.

Reception

A delightful and spacious entrance with a staircase rising to the first floor landing. Features circular window to front with attractive wood panelling. Period style radiator. Wood strip flooring. Doors to;

Sitting Room 18' 0" x 12' 0" (5.48m x 3.65m)

This bright and spacious reception room with windows to two aspects. French doors open to the rear garden terrace. Radiator. Picture rail. Feature brick fireplace incorporating a log burner. Wood strip flooring.

Dining Room 13' 5" x 12' 0" (4.09m x 3.65m)

An attractive room with windows that face three elevations. Radiator. Wooden beam to ceiling. Picture rail. Feature brick fireplace incorporating a coal effect fire, (currently disconnected). Wood strip flooring. Two wall lights.

Coat Cupboard

A useful area for the storage of coats and shoes. Tiling to floor. This opens to the;

Ground Floor WC

Close coupled WC. Wall mounted wash hand basin. Partial tiling to walls with feature border. Tiling to floor. UPVC obscure double glazed window to rear.

Kitchen/Breakfast Room 22' 0" x 16' 0" > 10' 5" (6.70m x 4.87m > 3.17m)

A well appointed kitchen/breakfast room fitted with a fine quality range of units that comprise cream base cupboards, drawers and matching wall cabinets along two walls. A large island unit with overhang provides a breakfast bar and incorporates a porcelain butler style sink with matching quartz top and ribbed drainer. Mixer tap. Integrated appliances to remain include a Bosch dishwasher. Recess for cooking range with concealed extractor unit fitted above. Recess for American style fridge/freezer. Wood effect flooring. Tall contemporary style radiator. Double glazed bi-folding doors provide delightful views and open to the extensive 250' garden to the rear of the property. Large rooflight windows with a large glazed window to the side. The breakfast room is open to the family room.

Family Room 25' 4" x 13' 9" (7.72m x 4.19m)

A magnificent addition to this substantial family home. Large windows fitted to the rear and side with radiators below. Continuation of wood effect flooring from kitchen/breakfast room. Additional radiator. Coved cornice to ceiling. Access to useful loft storage.

Utility Room 11' 7" x 6' 2" (3.53m x 1.88m)

Fitted with base cupboards, drawers and matching wall cabinets along two walls. Wood effect worktop incorporates a stainless steel single drainer sink unit with





mixer tap and tiled splash backs. Continuation of wood effect flooring from the kitchen/breakfast room. Space and plumbing for domestic appliances. A cupboard accommodates the Worcester gas fired boiler. Obscure glazed window to side elevation.

First Floor Landing

UPVC double glazed window to the front elevation with radiator below. Picture rail. Door to linen cupboard fitted with shelving. Wall light point. Radiator. A door opens to an inner hall from which a staircase rises to the second floor landing with double glazed Velux window fitted above the stairwell. Doors to;

Bedroom One *18' 0" x 12' 0" (5.48m x 3.65m)*

Dual elevation bedroom fitted with large double glazed windows to the front and rear with radiator below each. Picture rail. Four wall light points. Fitted wardrobes to one wall with matching chests of drawers to either side, in addition to bedside cupboards. Door to:-

En-suite

Tiled shower enclosure with wall mounted controls and hand held shower attachment. Vanity wash hand basin with mixer tap and cupboards below. Close coupled WC. Tiling to walls and floor. Glazed leaded light window to rear. Heated towel rail.

Bedroom Two *12' 3" x 12' 0" (3.73m x 3.65m)*

Double glazed windows face the front and side elevations. Radiator. Picture rail. Range of wardrobe cupboards with shelving to one wall.

Bedroom Three *11' 0" x 6' 5" plus recess (3.35m x 1.95m)*

Double glazed windows face the rear and side elevations. Picture rail. Within the recess, a pair of double doors open to an airing cupboard that incorporates the hot water cylinder with slatted shelving adjacent.

Family Bathroom

Panel enclosed bath and bi-folding shower screen. Victorian style mixer tap and hand held shower attachment. Vanity wash hand basin with mixer tap

and cupboards below. Close coupled WC. Tiling to floor and walls. Heated towel rail. Window to rear.

Second Floor Landing

Cupboard to eaves storage. UPVC double glazed window to front elevation. Doors to;

Bedroom Four *11' 4" x 11' 2" (3.45m x 3.40m)*

Dormer window to front with window seat below. Built-in wardrobes to one wall. Radiator. Double glazed roof light window to rear.

Shower Room

Tiled shower enclosure with wall mounted controls. Concealed cistern WC. Vanity wash hand basin with mixer tap. Heated towel rail. Tiling to full ceiling height with feature border and contrasting tiling to floor.

Externally

The front garden comprises a shingle driveway. The property is screened from the road by mature laurel hedging. The garden has been planted with a varied and interesting assortment of mature shrubs, plants and trees, including a delightful wisteria over the garage.

Garage *17' 9" x 12' 0" (5.41m x 3.65m)*

The garage has been fitted with power and light and accommodates the gas meters. Obscure window to the side. Adjacent door to the inner lobby which connects the kitchen/breakfast room to the front garden.

Rear Garden

The rear garden is a particularly attractive feature. With a wide terrace retained by a low level brick wall. Steps to a large, well tended lawn area bordered on all three sides by a mature array of hedgerow and trees, creating privacy and seclusion from neighbouring properties. The garden has an approximate depth of 250' and width of 55'. In fact, the entire plot measures 0.428 acre (STLS). Access to the front via the side of the property.









Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

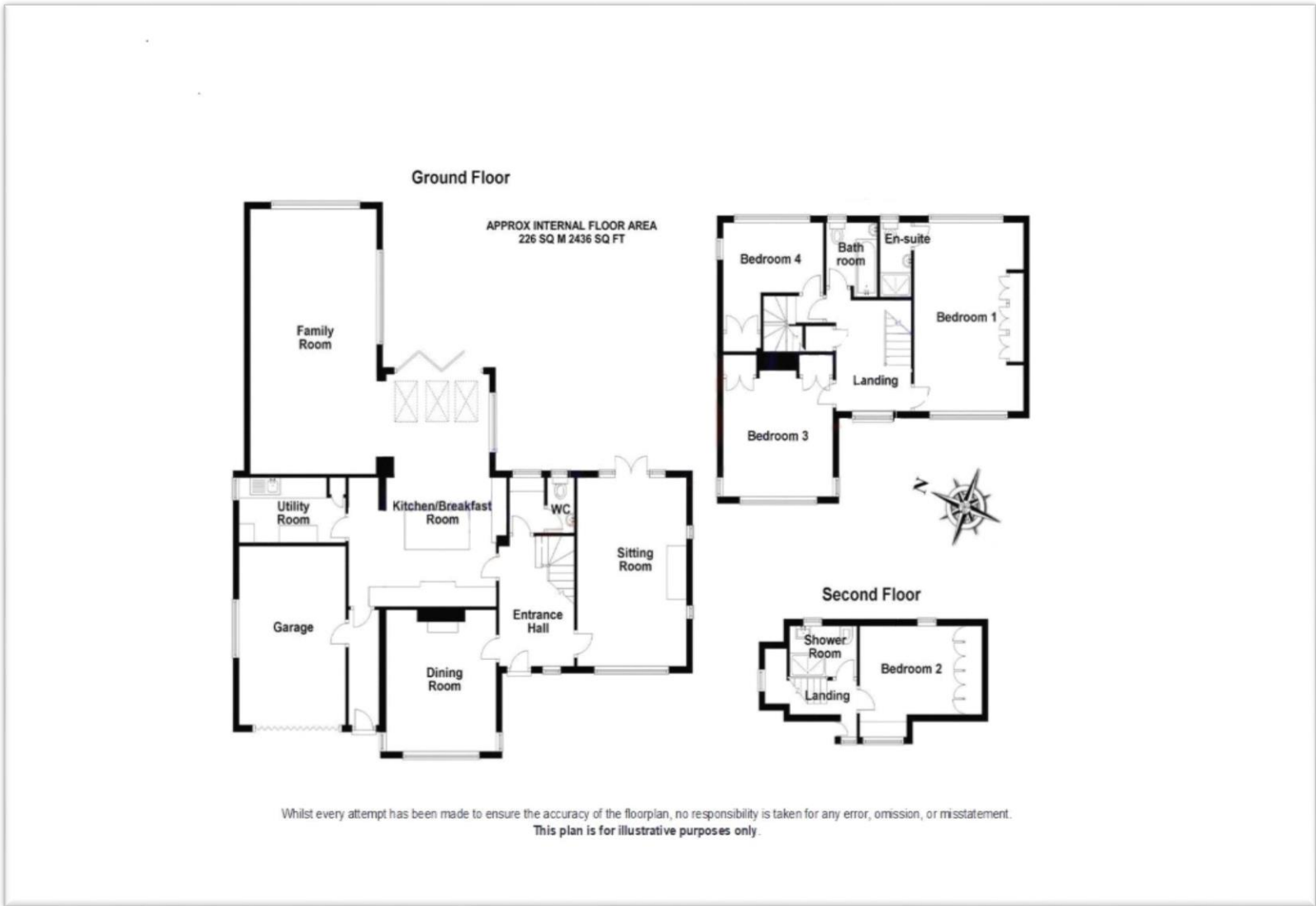
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