



Worrin Road, Shenfield

Worrin Road Shenfield

£1,595,000

Nestled in the charming 'Old Shenfield' area, this character Arts & Crafts style residence blends original charm with modern enhancements. Beautifully presented, featuring a mature garden with westerly aspect, 'in-frame' fitted kitchen that is open plan to a garden room overlooking the garden and four double bedrooms, two with en-suites. The property is conveniently located within walking distance of Shenfield Mainline Station and shopping Broadway as well as perfectly positioned for local primary and secondary schools. A spacious entrance hall provides access via an original latch style door to a comfortable character lounge with wood panelling and Inglenook style fireplace. This in turn leads to a sitting room overlooking the garden that is open plan to a dining room with double doors from the entrance hallway. Additionally a spacious utility is accessed from the kitchen fitted with an extensive range of storage



cupboards. The first floor hosts two generously-sized suites. The master and second bedrooms come complete with luxurious en-suites, while a third well-appointed family bathroom serves bedrooms three and four and are situated at the front of the house. The master suite is further enhanced by a spacious dressing room and there is an additional discreet study/storage room off the first floor landing. Externally, the property offers ample parking with a shingled in/out driveway and the rear garden is a superb highlight with mature shrubs and trees, well-maintained, and thoughtfully screened to provide privacy. EPC C.

Entrance Hall

Sitting Room 18' 6" x 14' 0" (5.63m x 4.26m)

Family Room 19' 1" x 11' 10" (5.81m x 3.60m)

Kitchen/Breakfast Room 22' 2" x 17' 8" (6.75m x 5.38m)

Dining Room 10' 7" x 9' 6" (3.22m x 2.89m)

Garden Room 11' 5" x 11' 5" (3.48m x 3.48m)

Utility Room 16' 5" x 8' 10" (5.00m x 2.69m)

First Floor Landing

Master Bedroom 12' 6" plus recess x 12' 2" (3.81m x 3.71m)

Dressing Room 7' 9" x 5' 10" (2.36m x 1.78m)

En-suite Bathroom

Bedroom Two 12' 6" x 11' 4" (3.81m x 3.45m)

En-suite

Bedroom Three 13' 0" x 11' 0" (3.96m x 3.35m)

Bedroom Four 12' 2" x 10' 10" (3.71m x 3.30m)

Family Bathroom

Home Office 10' 6" x 4' 10" (3.20m x 1.47m)

Summer House 9' 10" x 9' 10" (2.99m x 2.99m)

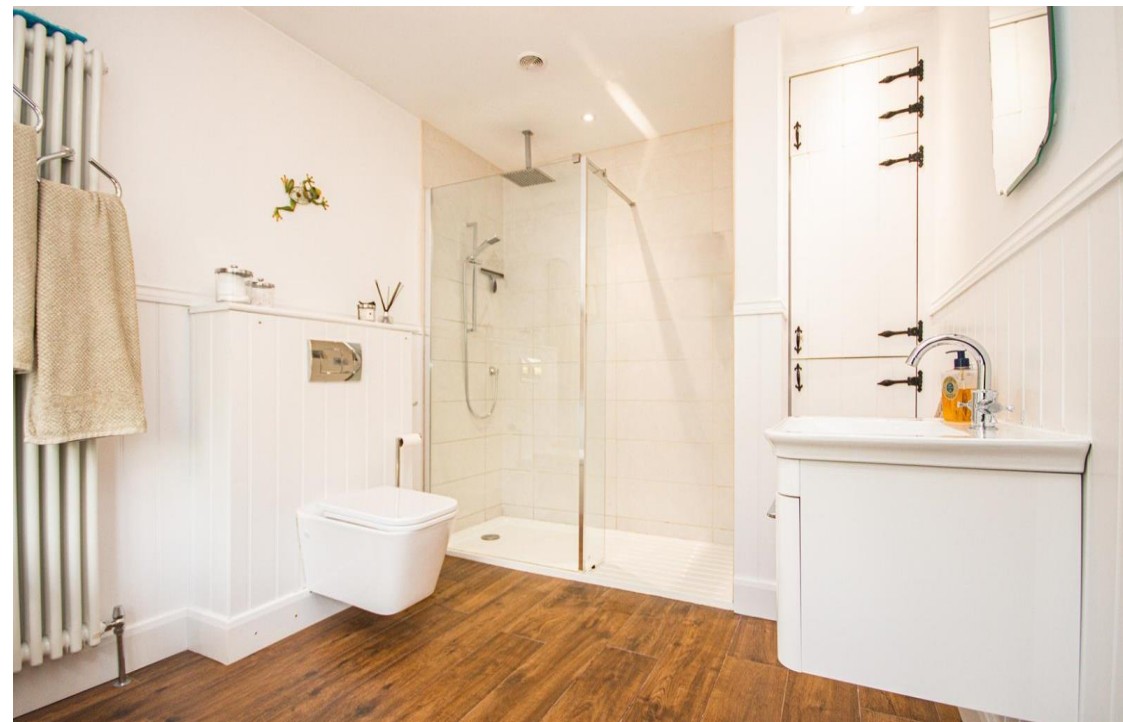
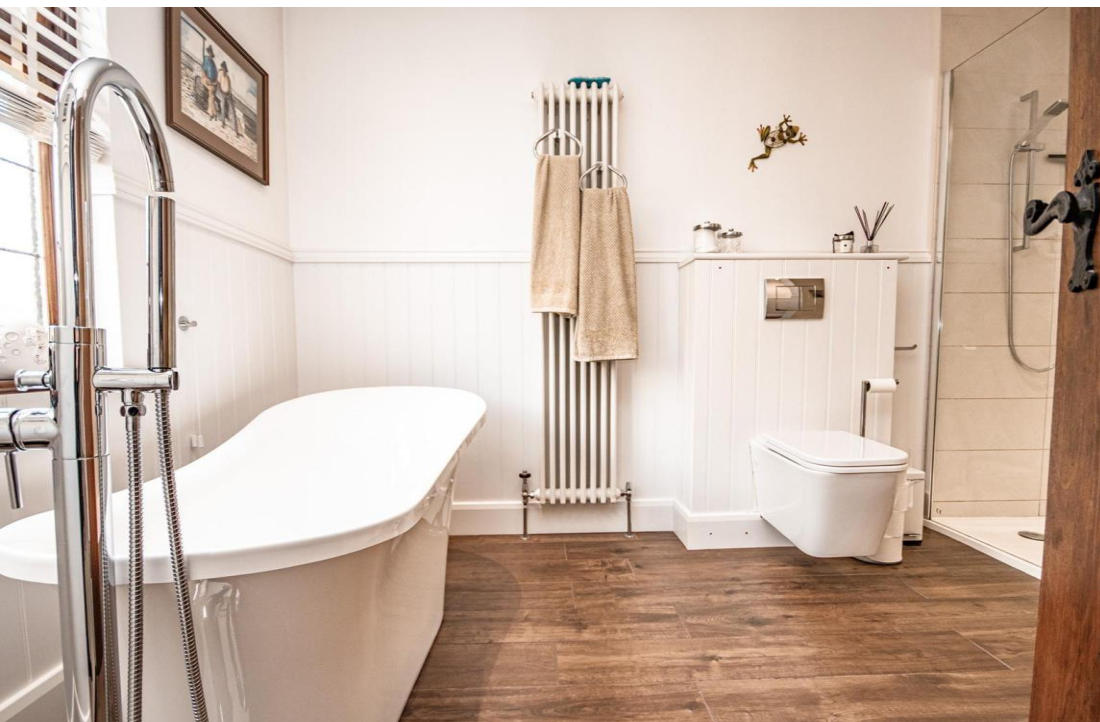
















Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	81
EU Directive 2002/91/EC		
England & Wales		
WWW.EPC4U.COM		

Council Tax Band G

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