



8 Park Way
Shenfield

MEACOCK & JONES

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MEACOCK & JONES

SOLD PRIOR TO PUBLICATION

An appealing family house situated in one of the most desirable turnings in Old Shenfield, and only 0.6 mile from Shenfield Broadway and the mainline railway station. Good local schools are a short distance away. This bright and spacious family home has planning permission (18/01809/FUL) to enlarge and is offered to the market with no onward chain.

Four bedrooms. Three bath/shower rooms. Three reception rooms. Kitchen/breakfast room. Utility Room. Spacious garden. Large garage. Excellent location. No onward chain. Planning permission to enlarge.

Offers over £1,050,000



A wood effect UPVC front door with obscure double glazed bulls eye window and obscure glazed panel to side opens to:-

ENTRANCE PORCH

A useful area for the storage of coats and shoes. From here a glazed door opens to the:-

ENTRANCE HALL

A spacious and wide entrance hall measuring 19'3 in width. This area is illuminated by a large obscure double glazed window fitted to the side elevation. Attractive parquet flooring throughout. Radiator. A staircase rises to the first floor level. Door to:-

CLOAKROOM

A good sized cloakroom fitted with a close coupled WC and pedestal wash hand basin with tiled splash back above. A UPVC obscure double glazed window to the side elevation. Radiator.

FAMILY ROOM 21' x 11'8 (6.40m x 3.56m)



An excellent and very spacious later addition to this appealing family property which, if required, could provide an excellent bedroom suite with en suite shower room incorporated. This would be ideal for an older couple downsizing who prefer to live on the

ground floor or alternatively would make excellent accommodation for an au pair. This bright and versatile room draws maximum light from UPVC double glazed sliding patio doors with windows to either side and an additional large window to the rear. UPVC double glazed leaded light window faces the front. Spotlights. Coved cornice to ceiling. Two radiators. Door to:-

SHOWER ROOM

This contains a close coupled WC. A vanity wash hand basin and a wet room style shower. Tiling to floor and to full ceiling height. Extractor fan. Radiator. UPVC obscure double glazed leaded light window to front elevation.

KITCHEN/BREAKFAST ROOM 13'1 x 9'7 (3.99m x 2.92m)



This is a very well appointed kitchen/breakfast room fitted with a range of limed oak faced units which comprise base cupboards, drawers and matching wall cabinets with concealed down lighting along three walls. Inset into a long marble effect roll edge worktop is a one and a quarter bowl stainless steel single drainer sink unit with mixer tap and tiled splashback over with feature border. Space for oven

cooker and dishwasher. To the far end is a breakfast bar capable of seating three people. Tiling to floor. UPVC double glazed leaded light bay window faces the front elevation and offers attractive views of the front garden and Parkway beyond. Door opens to useful understairs storage cupboard that contains meters and fusebox. A door opens to an additional deep cupboard that accommodates the Ideal Mexico gas fired boiler. Glazed door from the kitchen/breakfast room to the:-

UTILITY ROOM 16'3 x 5' (4.95m x 1.52m)

This is an excellent companion to the kitchen/breakfast room and runs from the front to the back of the house. Furthermore UPVC double glazed doors provide access to both the front and rear gardens from this room. This utility room draws light from windows to the front and rear elevations. The utility room has been fitted with a stainless steel single drainer sink unit with cupboards fitted below. Space and plumbing for a washing machine and tumble drier and space for freestanding refrigerator and freezer. Water softener. Tiling to floor. Radiator.

DINING ROOM 16'6 x 10' (5.03m x 3.05m)



This dining room is conveniently situated adjacent to

the kitchen/breakfast room. A pair of wide UPVC double glazed french doors with panels to either side open to the rear garden sun terrace and afford attractive views of the deep and well stocked rear garden. Original parquet flooring. Two radiators. Coved cornice to ceiling. As previously mentioned, the dining room is accessed from the kitchen/breakfast room but also opens through a pair of double doors to the sitting room.

SITTING ROOM 20' x 12' (6.10m x 3.66m)



Continuation of parquet flooring from both entrance hall and dining room, from which the sitting room is accessed. Coved cornice to ceiling. Double glazed sliding doors open to the rear garden terrace with additional UPVC double glazed door with panel to side which opens to the courtyard garden. Radiator. A central focal point is the wooden fireplace incorporating a gas fire with light granite surround and hearth.

FIRST FLOOR LANDING

The first floor landing is illuminated by a UPVC double glazed lead light window that faces the rear of the property and below this is a deep cupboard that provides excellent storage space and also accommodates the pump for the jacuzzi spa bath. Access to loft storage space with retractable ladder. Doors open to:

MASTER BEDROOM 18'8 x 10'8 reducing to 10' (5.69m x 3.25m reducing to 3.05m)



This is a very attractive dual elevation bedroom with UPVC double glazed leaded light windows fitted to the front and side elevations. Radiator. Built-in wardrobes fitted to two walls provide ample hanging and shelving space. Door to:-

EN-SUITE SHOWER ROOM

The en-suite contains a tiled shower enclosure. Vanity wash hand basin with mixer tap, tiled splash back and cupboards below. Close coupled WC. Tiling to floor and part tiling to walls. Radiator. Extractor fan. Shaver point. UPVC obscure double glazed leaded light window faces the front.

BEDROOM TWO 13'1 x 9'7 (3.99m x 2.92m)



A spacious bedroom situated at the front of the property. A UPVC double glazed leaded light window overlooks the front garden with radiator fitted below. Coved cornice to ceiling. Door to an airing cupboard with slatted shelving and incorporating the hot water cylinder.

BEDROOM THREE 10'8 x 8' (3.25m x 2.44m)



An attractive bedroom situated at the rear of the property with a UPVC double glazed leaded light window overlooking the garden below. Radiator. Coved cornice to ceiling. Built-in wardrobe.

BEDROOM FOUR 10' x 7' (3.05m x 2.13m)

This bedroom has been beautifully arranged and creates an excellent room with extensive storage and a study area. An excellent fourth bedroom fitted with a range of floor to ceiling wardrobe cupboards with wall mounted cabinets over and study desk with drawers below adjoining. Single bed fitted with drawers and cupboards below. Coved cornice to ceiling. UPVC double glazed leaded light window to rear elevation. Radiator.

FAMILY BATHROOM

Contains a panel enclosed corner bath with jacuzzi spa jets with mixer tap and hand held shower attachment. Close coupled WC. Vanity wash hand basin with mixer tap and cupboards below. Tiling to floor and part tiling to walls with decorative border. Obscure UPVC double glazed leaded light window to rear elevation. Radiator. Towel rail. Extractor fan. Shaver point.

REAR GARDEN INCORPORATING A HOME OFFICE

The spacious rear garden is a particularly attractive feature. Running across the entire width of the rear of the property is a paved terrace with a courtyard area adjacent to the sitting room and family room. A low level brick wall retains a well stocked flowerbed and steps ascend to a large lawned area that extends to the far corner of the plot. The garden has been planted with a varied and interesting assortment of mature shrubs and plants and has been very well maintained by the present owner. Outside lights and tap. Garden shed to remain. An attractive feature is a HOME OFFICE that contains power, wifi and security alarm. It comprises a study area with fitted desk and shelving. UPVC double glazed windows to the rear and side elevations and a UPVC double glazed door leads outside.

FRONT GARDEN

The house is set back from the road by a deep driveway capable of providing off street parking for

several vehicles with ease. The garden is bordered from the road by a mature laurel hedgerow with a semi circular lawned area behind and flanked by a flowerbed planted with a delightful array of mature shrubs and trees. Access to garage. There is also a door from the front garden that leads through the utility room into the rear garden.

GARAGE 17' x 16'4 (5.18m x 4.98m)

The garage has been fitted with an electronically operated remote controlled up and over door. The garage contains power and light and has an alarm.



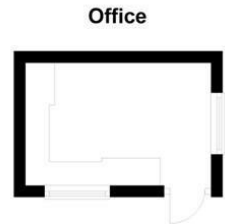


Ground Floor

First Floor



APPROX INTERNAL FLOOR AREA
 166 SQ M 1791 SQ FT
Excluding Double Garage & Office
 This plan is for layout guidance only and is
NOT TO SCALE
 Whilst every care is taken in the preparation
 of this plan, please check all dimensions,
 shapes & compass bearings before making
 any decisions reliant upon them.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	