



**33 Hall Lane**  
**Shenfield**  
**£625,000**

**MEACOCK & JONES**



A delightful and beautifully located three bedroom semi-detached cottage situated within yards of St. Mary's School, Bluebell Wood and also within very easy reach of Shenfield mainline railway station and shopping Broadway. This property would benefit from modernisation and is situated on a spacious southerly plot with direct views of St. Mary the Virgin Church and Courage playing field and falls within the St. Mary's School catchment area.

- Three Bedrooms
- Sitting Room
- South Easterly 66' X 55' Rear Garden
- Family Bathroom
- Dining/Family Room
- Unique Location
- Kitchen/Breakfast Room
- Garage
- Utility Room
- Beautifully Tended Plot





From beneath a sheltered entrance a painted wood panelled front door opens to :-

### **ENTRANCE HALL**

A painted white spindled balustraded staircase rises to the first floor landing. Window to side elevation. Coved cornice to ceiling. Radiator.

### **DINING/FAMILY ROOM 12'5 x 11'8 (3.78m x 3.56m)**



A bay window overlooks the extensive gardens to the front of the property and St. Mary the Virgin Church directly opposite. Radiator. Coved cornice to ceiling.

### **SITTING ROOM 18'1 x 10' (5.51m x 3.05m)**



A bright and spacious room from which a pair of French doors open to the south easterly rear garden sun terrace. Two radiators. Coved cornice to ceiling. A door opens to useful under stairs storage that also accommodates the meters. Additional window to side elevation. Door to:-

### **KITCHEN/BREAKFAST ROOM 10' x 8' (3.05m x 2.44m)**



A dual elevation kitchen fitted with windows to both

side elevations. The kitchen has been fitted with a range of units that comprise base cupboards, drawers and matching wall cabinets along two walls. A roll edge worktop incorporates a one and a quarter bowl single drainer sink with mixer tap and tiled splashbacks. Integrated appliances to remain include an oven with four ring gas hob and extractor fan fitted above. The walls are partially tiled. Door to:-

### **UTILITY ROOM 8' x 5' (2.44m x 1.52m)**

Like the kitchen, this is a dual elevation room with windows fitted to both side elevations. Space for freestanding refrigerator. This utility room also accommodates the Glo-Worm gas fired boiler. Door to:-

### **FAMILY BATHROOM**

Fitted with a coloured suite that comprises a panel enclosed bath with wall mounted shower attachment. Pedestal wash hand basin and low level WC with wooden seat. Partial tiling to walls. Tiling to floor. Obscure glazed window to the side and rear elevations. Radiator. Door to airing cupboard that accommodates the hot water cylinder with slatted shelving above.

### **FIRST FLOOR LANDING**

A window fitted above the stairwell draws light into the landing. Access to loft storage space. Doors open to:-

**BEDROOM ONE 18'3 to 14'8 x 9' (5.56m to 4.47m x 2.74m)**



A secondary glazed window overlooks the front garden and the St. Mary the Virgin Church that is located directly opposite this cottage. Radiator.

**BEDROOM TWO 13'5 x 10' (4.09m x 3.05m)**



A window to the rear elevation overlooks the garden and the Courage playing fields beyond. Radiator. Built in wardrobes provide extensive hanging and shelving space.

**BEDROOM THREE 10' 7'5 (3.05m 2.26m)**



A most attractive dual elevation bedroom fitted with windows to the rear and side elevations. Radiator. Built in wardrobe provides useful clothes storage.

**REAR GARDEN**

The rear garden is a particularly attractive feature and has a south easterly elevation, so is in sunshine throughout virtually the entire day. The garden has a depth of 66' and a width of 55' and has been beautifully maintained by the current owner and planted with a varied and interesting assortment of mature shrubs and plants that provide a most attractive garden environment. Running across the rear of the property is a paved terrace and a wrought iron gate leads to the front garden. Green house to remain. Garden tap.

**FRONT GARDEN**

The property is set back from the Lane and approached by a deep driveway that provides spacious off street parking and access to the detached single garage that has been fitted with an up and over door. The remainder of the front garden has been laid to lawn and like the rear garden, has been beautifully tended with mature shrubs and trees that provide screening from the Lane. As previously

mentioned, the property is located directly opposite St. Mary's the Virgin Church and the views are quite delightful.

**AGENTS NOTE**

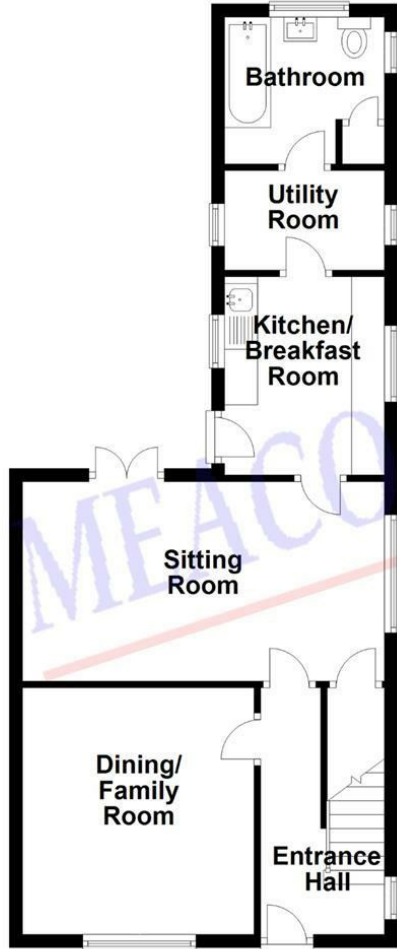
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## Ground Floor



# MEACOCK & JONES

APPROX INTERNAL FLOOR AREA  
93 SQ M 1000 SQ FT

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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## First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	