



**35 Hall Lane**  
**Shenfield**  
**Asking price £640,000**

**MEACOCK & JONES**

Originally dating back to the 1800's, this beautifully situated three bedroom semi-detached cottage is ideally located directly opposite St. Mary the Virgin Church, within easy reach of Shenfield mainline railway station and shopping Broadway. The views and the gardens, to both front and rear are splendid and this will present an excellent opportunity for those looking to modernise a property or move within the St. Mary's School catchment area.

- Three Bedrms
- Utility Room
- Unique Location

- Sitting Room
- Family Bathroom
- Detached Garage

- Dining/Family Room
- Beautifully Tended Plot

- Kitchen/Breakfast Room
- South Easterly 66' X 47' Rear Garden



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

### **ENTRANCE HALL**

A painted white spindle balustraded staircase rises to the first floor landing. Below this, slatted doors open to useful under stairs storage that has been fitted with light and accommodates the meters. Window to side elevation. Dado rail. Radiator.

### **SITTING ROOM 12'4 x 11'7 (3.76m x 3.53m)**



A most attractive reception room illuminated by a large box window overlooking the extensive and screened garden to the front of the property and the St. Mary the Virgin Church, directly opposite. Ornate cornice to ceiling. A central focal point is a feature decorative carved wooden fire surround with marble inset and hearth. Radiator. Five wall light points. The sitting room is accessed independently from the entrance hall and opens to the dining/family area.

### **DINING/FAMILY AREA 18'2 x 9'10 (5.54m x 3.00m)**



A bright and spacious reception room beautifully illuminated by windows fitted to both the side and rear elevations. The views from each and every window within this property are delightful. Ornate coved cornice to ceiling. Radiator. Door to entrance hall and separate door to kitchen. Two radiators. Feature wooden carved fire surround with marble inset and hearth. Four wall light points.

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



A sunny kitchen fitted with a range of units that comprise base cupboards, drawers and matching wall cabinets along

two walls. A long roll edge worktop provides a breakfast bar capable of seating two or three people with ease. Windows are fitted to both side elevations and a glazed door leads to the rear garden. Integrated appliances to remain include an oven cooker with four ring gas hob and concealed extractor unit fitted above. Radiator. Door to:-

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

Like the kitchen/breakfast room, this room has also been fitted with windows to both side elevations. Space and plumbing for domestic appliances. Space for free standing fridge/freezer. Matching units to the kitchen provide additional storage. Wall mounted gas fired Vaillant gas fired boiler. Door to:-

### **FAMILY BATHROOM**

Containing a coloured suite that comprises a panel enclosed bath. Pedestal wash hand basin and low level WC. Partial tiling to the walls. Obscure glazed windows to the rear and side elevations. Shaver point. Door to deep cupboard fitted with shelving. Radiator.

### **FIRST FLOOR LANDING**

A window fitted above the stairwell provides attractive views and draws light into the landing. Access to loft storage. Doors to-

### **BEDROOM ONE 16 to 12'8 x 9'1 (4.88m to 3.86m x 2.77m)**



A window to the front elevation provides elevated views of the

extensive garden to the front and of the St. Mary the Virgin Church, which is situated directly opposite the property. Running along an entire wall are a range of wardrobes with cupboards fitted above that provide extensive hanging and shelving space. Radiator.

#### **BEDROOM TWO 13'5 x 10'1 (4.09m x 3.07m)**



An excellent double bedroom situated at the rear of the property with a window overlooking the rear garden below and Courage playing fields beyond. Radiator.

#### **BEDROOM THREE 10' x 7'6 (3.05m x 2.29m)**

A well proportioned double elevation room with windows fitted to the rear and side elevations. Radiator.

#### **REAR GARDEN**



The rear garden is a particularly attractive feature and has been meticulously maintained by the current owner since the property was bought back in 1975. Running across the rear of the property is a paved terrace. The elevation is due south east, so the garden is in sunshine through virtually the entire day. The rear garden has a depth of 66' and the rear boundary measures 47' in width. The paved terrace is retained by a low level brick wall and the remainder of the garden has been laid to lawn, bordered with a mature array of shrubs and plants that provide additional interest, colour and privacy. This property has spacious off street parking which leads to a detached single garage fitted with an up and over door.

#### **FRONT GARDEN**



This most intriguing property is set far back from the Lane behind a deep lawn and very well tended and stocked flower beds. Established trees provide additional screening and, as previously mentioned, the property is located directly opposite St. Mary the Virgin Church with unique views from all elevations. A wooden gate leads to a pathway that opens conveniently to the Courage playing fields and the Bluebell Wood is just a short walk away.

#### **ADDITIONAL INFORMATION**

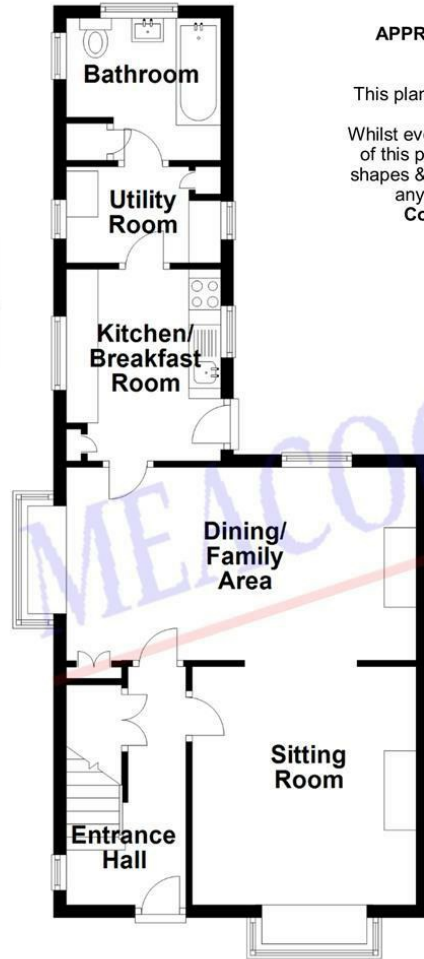
The property has been fitted with an alarm and CCTV system.

#### **AGENTS NOTES**

Whilst care has been exercised in the preparation of these particulars, statements about the property must not be relied upon as representations or statements of fact. Prospective purchasers must make and rely upon their own enquiries and those of their professional representatives. All measurements, areas and distances given are approximate. We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order. Any fixtures or fittings detailed in these particulars are not necessarily included in the sale price and Meacock & Jones and their staff accept no liability for any errors contained therein.



## Ground Floor

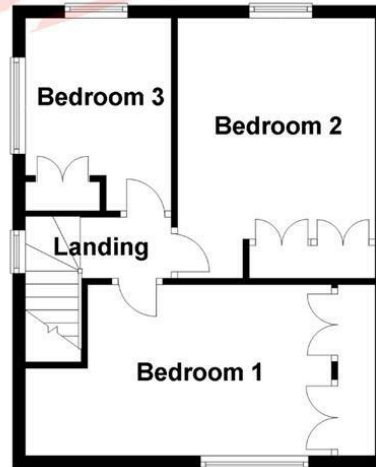


APPROX INTERNAL FLOOR AREA  
94 SQ M 1011 SQ FT

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		56	
(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 <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	