



29 Queenswood Avenue  
Hutton

**MEACOCK & JONES**

106 Hutton Road, Shenfield, Essex, CM15 8NB

Tel: 01277 218485

Email: [enquiries@meacockjones.co.uk](mailto:enquiries@meacockjones.co.uk)

Web: [www.meacockandjones.co.uk](http://www.meacockandjones.co.uk)

**MEACOCK & JONES**

An immaculately presented extended three bedroom semi detached family home situated on the popular Long Ridings Development. Within walking distance of local facilities in Woodland Avenue and bus services to Shenfield town centre, with its mainline railways station, Crossrail terminus and shopping Broadway. The centre of Shenfield is just 1.3 miles away. The property is within easy access to good local primary and senior schools.

**Offers in excess of £500,000**



From beneath a sheltered entrance a composite front door with glazed panels to the side opens to the:-

### Entrance Hall

A bright and spacious entrance into this appealing family home measuring 19'4 in length. Stairs rise to the first floor landing below which is a useful storage cupboard. Laminate wood flooring. Column style radiator. Coved cornice to ceiling. Obscure glazed window to the side elevation.

### Ground Floor Cloakroom 5'7 x 2'3 (1.70m x 0.69m)

The cloakroom has been fitted with a sink and WC. Radiator. Tiling to the floor. Part tiling to walls. Obscure glazed window to rear elevation. Extractor fan.

### Living/Dining Room 19'5 x 13'7 (5.92m x 4.14m)



This is a well proportioned reception room illuminated by UPVC double glazed window to the front elevation fitted with plantation shutters. This room can easily accommodate a good size table and chairs for entertaining. A key focal point to this room is the open fireplace with oak mantel and slate hearth. Coved cornice to ceiling. Part panelling to walls. Two column style radiators. Laminate wood flooring. This room leads into the kitchen/breakfast room.

### Kitchen/Breakfast Room 14'8 x 9'11 (4.47m x 3.02m)



A most impressive room fitted with a range of modern shaker style units that comprise base cupboards, drawers and matching wall cabinets. Contrasting Quartz worktops incorporate the dual butler style sink with mixer tap. Light is drawn from double glazed french doors that lead to the attractive rear garden. Additional UPVC double glazed window to rear. Electric induction hob with mirrored glass splashbacks with extractor above. Double ovens. Dishwasher. Washer/dryer. Integrated fridge-freezer. A Breakfast bar accommodates three chairs with ease. Continuation of the laminate wood flooring from the entrance hall. LED lights to ceiling.

### Part Galleried Landing

Light is drawn from a UPVC obscure glazed window to side elevation. Loft space access. Door to:-

### Bedroom One 10'6 x 9'5 (3.20m x 2.87m)



A bright and spacious bedroom with UPVC double glazed window to the front elevation. To one wall are a range of floor to ceiling built-in mirrored wardrobes that provide ample hanging and shelving space. Wood panelling to one wall. Wall lights. Radiator with decorative cover. Coving to ceiling.

### Bedroom Two 11'5 x 8'8 (3.48m x 2.64m)



Another good size double bedroom with UPVC double glazed window to the south facing rear garden.

Built-in storage cupboard housing the Combi-boiler. Coving to ceiling. Radiator.

### Bedroom Three



Situated at the front of the property fitted with a UPVC double glazed window. Coving to ceiling. Radiator. Half panelling to walls. Bespoke built-in storage cupboard.

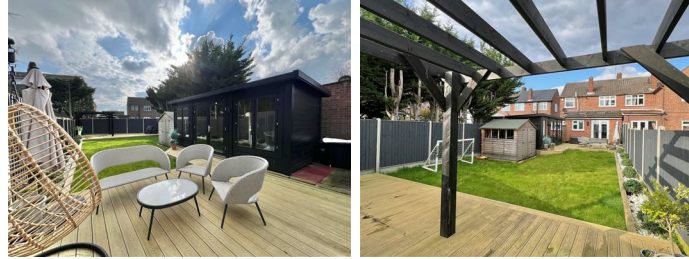
### Family Bathroom



Fitted with a 'P' style shaped bath with overhead shower and hand-held shower attachment with glass

shower screen. Sink with two drawer vanity unit below. WC. Chrome towel rail. Porcelain marble effect tiles to the floor and part tiling to walls. LED lights to ceiling. UPVC obscure double glazed window to rear elevation.

### Rear Garden



The south facing rear garden measuring approximately 60' in length commences with a composite style decking area of an ideal size for outside entertaining. The remainder of the garden has been laid to lawn with railway sleepers to the side. To the rear of the garden is a pergola with a further composite decking area for seating and entertaining. Garden shed. Access to the home office/gym and to the the front garden.

### Home Office/Gym 16'9 x 7'11 (5.11m x 2.41m)



This outstanding addition to the property is currently being used as a gym though could easily be used as a home office. Fitted with power and light.

### Front Garden

Block paved driveway providing off street parking for numerous vehicles with ease. Shared driveway to the side of the property and gate access to the rear garden.

### Agent's Note

EPC AND FLOORPLAN TO FOLLOW

### Disclaimer

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.

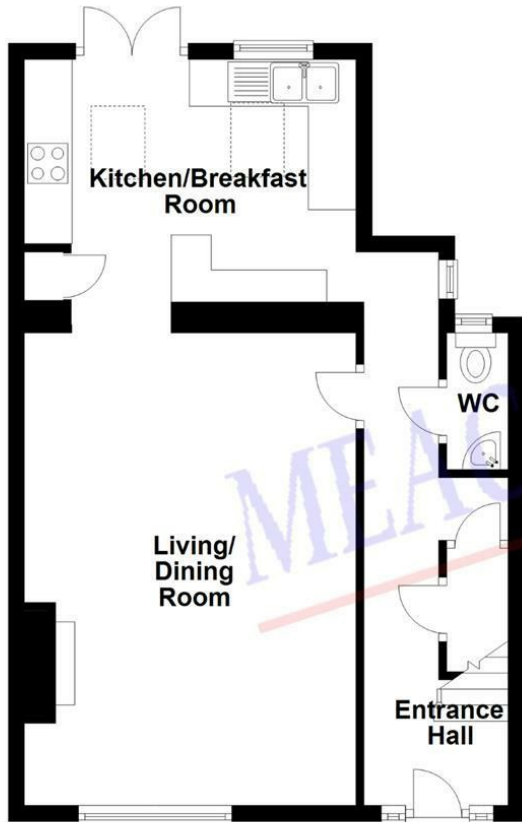




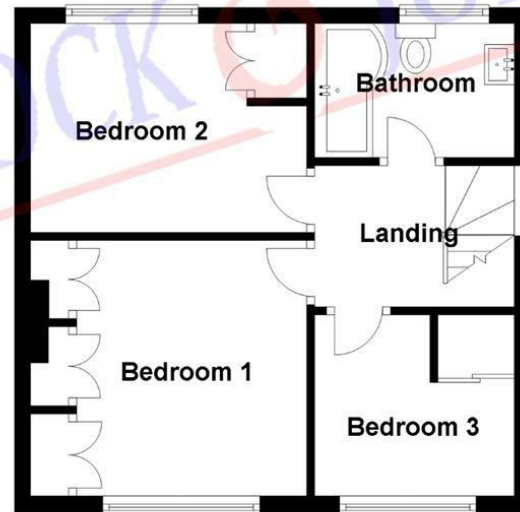
## Ground Floor

APPROX INTERNAL FLOOR AREA  
87 SQ M 927 SQ FT  
EXCLUDING OUTBUILDING

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.  
Copyright Meacock & Jones



## First Floor



## Outbuilding



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		71	
(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 <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	