



**Thurrock Mill Hill**  
**Shenfield**

**MEACOCK & JONES**

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**MEACOCK & JONES**

An attractive 1934 built property, located in substantial grounds of 0.428 acre in the ever desirable turning of Mill Hill, Shenfield. This characterful property is conveniently situated between Shenfield and Brentwood and is within a short walk of the Broadway in Shenfield, the railway station and many good local schools. The open plan kitchen/dining/family room and 250' rear garden will appeal to families.

**£2,295,000**



From beneath a sheltered entrance a step rises to a splendid solid oak front door with bulls eye glass insert.

### **Reception Hall**

A delightful and spacious entrance into this very attractive 1930's built home. A staircase rises to the first floor landing. Features such as the circular window to the front elevation and the wood panelling to the walls, provide an abundance of interest and character. Period style radiator. Wood strip flooring. Doors to:-

### **Sitting Room 18' x 12' (5.49m x 3.66m)**

This bright and spacious reception room is illuminated by UPVC double glazed windows fitted to three elevations. Double glazed French doors open to the rear garden terrace. Radiator. Picture rail. A central focal point is a feature brick fireplace incorporating a log burner. Wood strip flooring.

### **Dining Room 13'5 x 12' (4.09m x 3.66m)**

An attractive room with double glazed windows that face three elevations. Radiator. Wooden beam to ceiling. Picture rail. Feature brick fireplace incorporating a coal effect fire, (currently disconnected). Wood strip flooring. Two wall lights.

### **Cloakroom**

A useful area for the storage of coats and shoes. Tiling to floor. This opens to the:-

### **Ground Floor WC**

Close coupled WC. Wall mounted wash hand basin. Partial tiling to walls with feature border. Tiling to floor. UPVC obscure double glazed window to rear elevation.

### **Kitchen/Breakfast room 22' x 16' to 10'5 (6.71m x 4.88m to 3.18m)**

A well appointed kitchen/breakfast room fitted with a fine quality range of units that comprise cream base cupboards, drawers and matching wall cabinets

along two walls. A large island unit with overhang provides a breakfast bar and incorporates a porcelain butler style sink with matching quartz top and ribbed drainer. Mixer tap. Integrated appliances to remain include a Bosch dishwasher. Recess for cooking range with concealed extractor unit fitted above. Recess for American style fridge/freezer. Wood effect flooring. Tall contemporary style radiator. Double glazed bi-folding doors provide delightful views and open to the extensive 250' garden to the rear of the property. Additional light is drawn from large Velux windows, in addition to a large UPVC double glazed window to the side. The dining area is open to the family room.

### **Family Room 25'4 x 13'9 (7.72m x 4.19m )**

A magnificent addition to this substantial family home. Light is drawn from large windows fitted to the rear and side elevations with a radiator below each. Continuation of wood effect flooring from kitchen/breakfast room. Additional radiator. Coved cornice to ceiling. Access to useful loft storage.

### **Utility Room 11'7 x 6'2 (3.53m x 1.88m)**

Fitted with a range of cream coloured units that comprise base cupboards, drawers and matching wall cabinets along two walls. A contrasting wood effect worktop incorporates a stainless steel single drainer sink unit with mixer tap and tiled splash backs fitted above. Continuation of wood effect flooring from the kitchen/breakfast room. Space and plumbing for domestic appliances. A cupboard accommodates the Worcester gas fired boiler. Obscure glazed window to side elevation.

### **First Floor Landing**

UPVC double glazed window to the front elevation with radiator below. Picture rail. Door to linen cupboard fitted with shelving. Wall light point. Radiator. A door opens to an inner hall from which a staircase rises to the second floor landing with double glazed Velux window fitted above the stairwell.

### **Bedroom One 18' x 12' (5.49m x 3.66m)**

A dual elevation bedroom fitted with large double glazed windows to the front and rear elevations with radiator below each. Picture rail. Four wall light points. Running along one wall are a range of tall wardrobes that provide extensive clothes storage with a matching chests of drawers to either side, in addition to beside cupboards. Door to:-

### **En-Suite Shower Room**

Comprising a tiled shower enclosure with wall mounted controls and hand held shower attachment. Vanity wash hand basin with mixer tap and cupboards below. Close coupled WC. Tiling to floor and to full ceiling height with feature border. UPVC obscure double glazed leaded light window to rear elevation. Heated towel rail.

### **Bedroom Two 12'3 x 12' (3.73m x 3.66m)**

Double glazed windows face the front and side elevations. Radiator. Picture rail. Running along a wall are a range of wardrobe cupboards with shelving inset.

### **Bedroom Three 11' x 6'5 (3.35m x 1.96m)**

Plus recess. Double glazed windows face the rear and side elevations. Picture rail. Within the recess, a pair of double doors open to an airing cupboard that incorporates the hot water cylinder with slatted shelving adjacent.

### **Family Bathroom**

Comprises a panel enclosed bath with hand grips and bi-folding shower screen. Victorian style mixer tap and hand held shower attachment. Vanity wash hand basin with mixer tap and cupboards below. Close coupled WC. Tiling to floor and full ceiling height with feature border. Heated towel rail. UPVC double glazed window to the rear elevation.

### **Second Floor Landing**

Cupboard to eaves storage. UPVC double glazed window to front elevation. Doors to:-

### **Bedroom Four 11'4 x 11'2 (3.45m x 3.40m)**

UPVC double glazed dormer window to front elevation with window seat below. Built-in wardrobes to one wall. Radiator. Double glazed Velux window to rear aspect.

### **Shower Room**

Comprising a wide tiled shower enclosure with wall mounted controls. Back to wall WC with concealed cistern. Vanity wash hand basin with mixer tap. Heated towel rail. Tiling to full ceiling height with feature border and contrasting tiling to floor.

### **Rear Garden**

The rear garden is a particularly attractive feature. To the rear of the property is an extensive terrace retained by a low level brick wall. Steps descend to a large, well tended lawn area bordered on all three sides by a mature array of hedgerow and trees, creating privacy and seclusion from neighbouring properties. The garden has an approximate depth of 250' and width of 55'. In fact, the entire plot measures 0.428 acre. Access to the front via the side of the property.

### **Front Garden**

The front garden comprises a shingle driveway. The property is screened from the road by mature laurel hedgerow. The remainder of the garden has been laid to lawn. The garden has been planted with a varied and interesting assortment of mature shrubs, plants and trees, many of which are spring flowering, such as an established rhododendron and wisteria over the garage.

### **Garage 17'9 x 12' (5.41m x 3.66m)**

The garage has been fitted with power and light and accommodates the gas meters. Obscure window to the side. Door to the inner lobby which connects the kitchen/breakfast room to the front garden and currently provides a pantry and wine storage.

### **Agent's Note**

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.



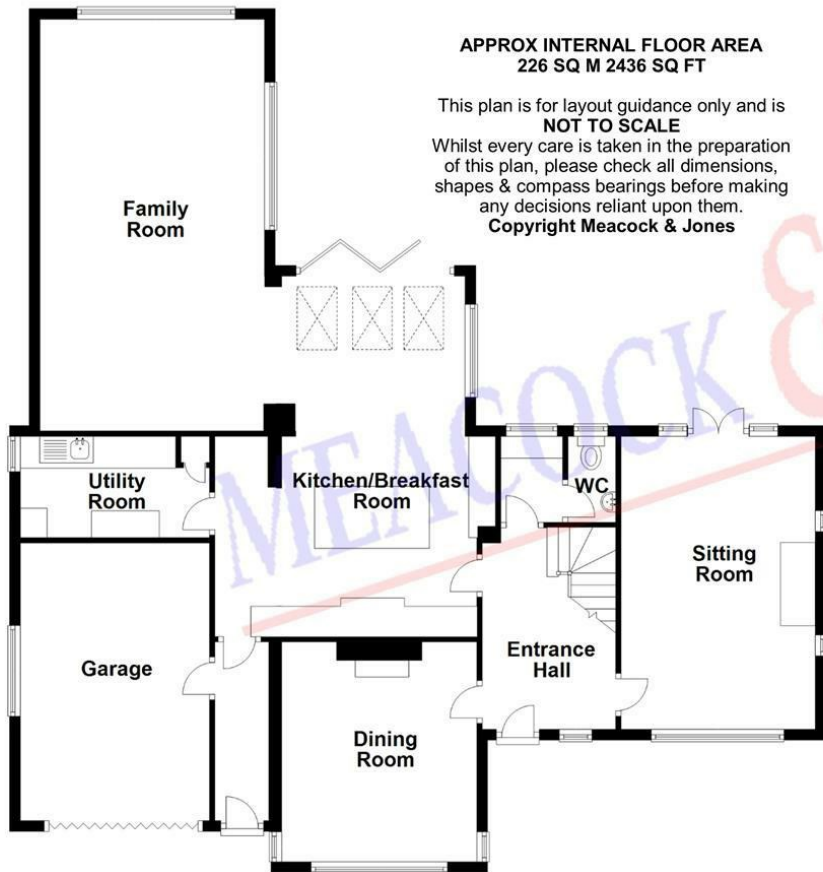




## Ground Floor

APPROX INTERNAL FLOOR AREA  
226 SQ M 2436 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



## Second Floor



### Energy Efficiency Rating

| Very energy efficient - lower running costs | Current                 | Potential |
|---|-------------------------|-----------|
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

Current rating: **58** (E)  
Potential rating: **75** (D)

### Environmental Impact (CO<sub>2</sub>) Rating

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