



3 Mulberry Hill
Old Shenfield
Offers over £900,000

MEACOCK & JONES

A most attractive and beautifully presented three bedroom detached house situated in a prime Old Shenfield location, within short walking distance of Shenfield mainline railway, shopping Broadway and good local schools. Though the property has already recently been the subject of an extensive refurbishment programme, plans have been approved by the Brentwood Borough Council to enlarge to create a very large and open plan kitchen/dining/family area and utility room (Ref. No: 20/01058/HHA). The south easterly 60' X 48' rear garden will appeal to families.

- Three Spacious Bedrooms
- Dining Area
- Beautifully Presented

- Family Bathroom
- Study
- Plans Approved To Enlarge (Ref. No: 20/01058/HHA)

- Kitchen/Breakfast Room
- WC

- Lounge Area
- 60' X 48' South Easterly Rear Garden



From beneath a sheltered entrance a step rises to a feature contemporary style front door with obscure glazed leaded light insert. This opens to:-

ENTRANCE HALL

A bright and spacious entrance into this appealing family home. A feature wood effect flooring runs throughout. A turned staircase with art deco style wrought iron balustrading rises to the first floor galleried landing. Below this a door opens to a useful storage cupboard. Feature contemporary style radiator. Door to:-

CLOAKROOM

A tastefully appointed cloakroom fitted with a close coupled WC and corner vanity wash hand basin with Victorian style mixer tap and feature tiled splashbacks. UPVC obscure double glazed window to the side elevation. Heated towel rail. Coved cornice and spotlights to ceiling. Tiling to the floor.

STUDY 9'11 x 8'1 (3.02m x 2.46m)

A well proportioned study situated at the front of the property from which a UPVC double glazed window overlooks the front garden. Radiator. Coved cornice to ceiling. Feature wood effect flooring.

SITTING ROOM 15'11 x 10'10 (4.85m x 3.30m)

The sitting room is accessed from the entrance hall through a pair of glazed double doors. A sunny reception room drawing maximum light from large UPVC double glazed windows that face the front and side elevations. A central focal point of this room is a chimney incorporating a brick fire surround and painted oak bressummer above. Coved cornice to ceiling. Continuation of wood effect flooring. The sitting room is open to the dining area.

DINING AREA 13'11 x 9'11 (4.24m x 3.02m)

A good size dining area, illuminated by a wide UPVC double glazed window that overlooks the extensive garden to the front of the property. Radiator. Coved cornice to ceiling. Continuation of feature wood effect flooring.

KITCHEN BREAKFAST ROOM 15'3 x 7'9 (4.65m x 2.36m)

Though plans have been passed to enlarge this area, (Ref. No: 20/01058/HHA) it currently comprises a most attractive kitchen breakfast room fitted with a tasteful range of units that comprise base cupboards, drawers and matching wall cabinets along three walls. A long wood effect worktop incorporates a ceramic sink unit with Bristan mixer tap and tiled splashbacks above. Integrated appliances to remain include a four ring Bosch gas hob with Elica stainless steel extractor unit fitted above and Bosch fan assisted oven below. Integrated refrigerator, freezer and Bosch dishwasher. Waste disposal unit. The kitchen incorporates a breakfast bar that can seat four people. Tiling to the floor and the walls are partially tiled with brick effect tiled splashbacks. The kitchen is beautifully illuminated by a wide UPVC double glazed window that faces the rear garden terrace in addition to a UPVC double glazed window that overlooks the well tended garden to the rear. A double glazed wood panelled door leads outside. Spotlights to ceiling.

FIRST FLOOR GALLERIED LANDING

As previously mentioned, an art deco wrought iron balustrade surrounds this area. The landing is illuminated by a large UPVC double glazed window to the side elevation. Access to loft storage. Coved cornice to ceiling. Doors open to:-

BEDROOM ONE 13'11 x 9'11 (4.24m x 3.02m)

UPVC double glazed window to the front elevation with radiator below. Coved cornice to ceiling. Doors open to a wardrobe which provides extensive hanging and shelving space.

BEDROOM TWO 13'8 x 10'10 (4.17m x 3.30m)

A good sized double bedroom situated at the rear of the property. A UPVC double glazed window overlooks the rear garden with radiator below. Coved cornice to ceiling. Built in wardrobes provide useful storage space.

BEDROOM THREE 9'11' x 8'1 (3.02m' x 2.46m)

Another very good sized bedroom fitted with a UPVC double glazed window to the side elevation. Radiator. Coved cornice to ceiling.

FAMILY BATHROOM

The family bathroom has been luxuriously appointed and comprises a panel enclosed bath with glass shower screen and wall mounted controls. A wide vanity wash hand basin with mixer tap and cupboards below. Close coupled WC. Tiling to the floor and to full ceiling height. Tall contemporary style radiator. Spotlights to ceiling. UPVC obscure double glazed window to the rear.

REAR GARDEN

The rear garden is a particularly attractive feature and has a south easterly elevation. To the rear of the property is a paved terrace which is in sunshine throughout virtually the entire day. Beyond is an extensive lawn area with specimen trees that provide colour and interest. A wooden gate leads to the front of the property. Outside light and tap. The garden has a depth of 60' and a width of 48'. An external cupboard fitted with shelving opens to provide useful storage for garden equipment. An additional door opens to the garage.

FRONT GARDEN

The property is set well back from the road and accessed via a driveway that provides spacious off street parking. The remainder of the front garden has been laid to lawn. Access to garage.

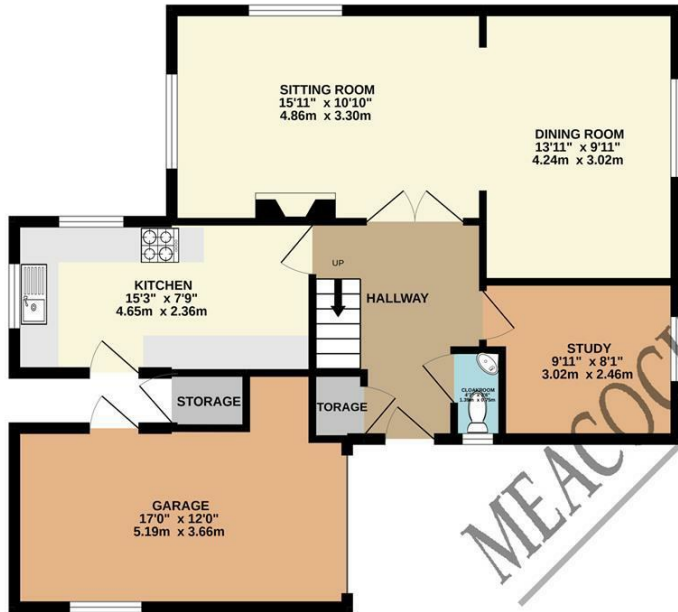
GARAGE 17'11 x 13'2 (5.46m x 4.01m)

Fitted with an up and over door. Accommodates the meters and fuse box. Window to the side elevation. Door to the rear garden. It is worth mentioning that there is a recess to the side of the garage that provides additional storages space. The garage has power and light connected.

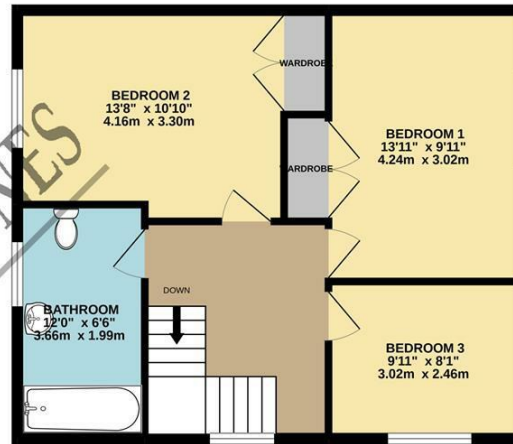




GROUND FLOOR
776 sq.ft. (72.1 sq.m.) approx.



1ST FLOOR
567 sq.ft. (52.7 sq.m.) approx.



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TOTAL FLOOR AREA: 1343 sq.ft. (124.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			<div style="display: flex; align-items: center; justify-content: center;"> 63 80 </div>
(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			<div style="display: flex; align-items: center; justify-content: center;"> 63 80 </div>
(81-91) B			
(69-80) C			
(55-68) D			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	