



**27 Rochford Avenue
Shenfield**

MEACOCK & JONES

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****Initial offers invited in the region of £850,000 - £900,000**

This most attractive and well appointed three bedroom detached family home is located in a quiet position on the popular Shenfield Park estate. Beautifully presented throughout and situated only 0.7 miles from Shenfield mainline railway station and shopping Broadway. The property falls with the St. Mary's school catchment area. Previous planning permission granted (ref 16/00739/FUL) for part two storey, part single storey side and rear extensions.

Offers over £850,000



From beneath a sheltered entrance a step rises to an attractive solid wood front door with glazed panels to either side. Opens to:-

Entrance Hall



A bright and spacious entrance hall measuring approximately 19'6 in length. A staircase with glass balustrade rises to the first floor landing. Two useful understair storage cupboards one of which houses the washer/tumble dryer. Ornate cast radiator. Amtico flooring. Door to:-

Downstairs Cloakroom 4'7 x 2'11 (1.40m x 0.89m)



Comprises a back to wall WC and marble sink. Partial tiling to walls. Amtico style flooring. UPVC obscure double glazed window to side elevation.

Lounge 14'1" into bay > 10'10 x 12'11 (4.29m into bay > 3.30m x 3.94m)



Glass double glazed doors from the entrance hall open to this impressive lounge. Room is illuminated

by a feature picture bay window and window seat below. Radiator with ornamental cover. A key focal point to this room is a feature stone fireplace with gas inset.

Dining Room 12'11 x 11'6 (3.94m x 3.51m)



Double doors lead into this well proportioned reception room of an ideal size for entertaining. Continuation of the Amtico flooring from the entrance hall. Feature cast iron radiator.

Kitchen/Breakfast Room 19'3 max x 18'6 max (5.79m`0.91m max x 5.49m`1.83m max)



An outstanding room in every respect fitted with a comprehensive range of modern white gloss units comprising base cupboards, drawers and matching wall cabinets. Contrasting Quartz worktop incorporates a Blanco sink with mixer tap. Bar

seating area. Neff dual ovens. Neff induction hob and Neff gas hob with Neff extractor fitted above. Space for American style fridge-freezer. Dishwasher. Cupboard houses the Vaillant gas boiler. Continuation of the Amtico flooring. Window overlooking the rear garden and a further four Velux windows illuminate this room. Feature cast iron radiator. Bi-folding doors leading our to the rear garden patio. Spotlights to ceiling.

Part Galleried First Floor Landing



A part galleried landing. UPVC obscure double glazed window to the side elevation. Access to loft storage space. Door to:-

Bedroom One 11'5 x 10'3 (3.48m x 3.12m)



A delightful bedroom with UPVC double glazed window with views to the rear garden. To one wall are a range of floor to ceiling mirrored sliding wardrobes providing ample hanging and shelving space. Spotlights to ceiling.

Bedroom Two 14'1" into bay > 10'10 x 9'11 (4.29m into bay > 3.30m x 3.02m)



A very good sized double bedroom with UPVC double glazed bay window to the front elevation with storage below. A range of floor to ceiling mirrored wardrobes

provide excellent storage facilities. Radiator. Spotlights ceiling.

Bedroom Three 7' x 6'9 (2.13m x 2.06m)



UPVC double glazed window to the front elevation with UPVC double glazed window fitted with plantation shutters. Spotlights to ceiling. Radiator.

Family Bathroom 10'6 x 7'9 (3.20m x 2.36m)



A tastefully appointed bathroom fitted with a walk-in

shower cubicle with overhead and hand-held shower, large freestanding bath back to wall WC and feature marble wash hand basin with mixer tap. Chrome towel rail. UPVC obscure double glazed window to the front elevation and a further window to the side elevation. Spotlights to ceiling. Built-in extractor fan.

Rear Garden

The rear garden measures approximately 100' in length and has the benefit of a southerly elevation, so is in sunshine throughout virtually the entire day. Running across the rear of the property is a paved terrace of an ideal size for outside entertaining. The remainder of the garden is laid to lawn with flower and shrub borders. Access to the garage. Access to the front garden through wooden gates.

Front Garden

A large brick paved driveway provides ample parking for a good many vehicles with ease. Retained by a low level brick wall and planted with mature shrubs. Wooden gate provides access to the rear garden.

Garage 24'4 x 8'4 (7.42m x 2.54m)

Accessed from the driveway and the garden. The garage is a very good size indeed and could easily be used as a home office.

Agent's Note

Previous planning permission granted (ref 16/00739/FUL) for part two storey, part single storey side and rear extensions.

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

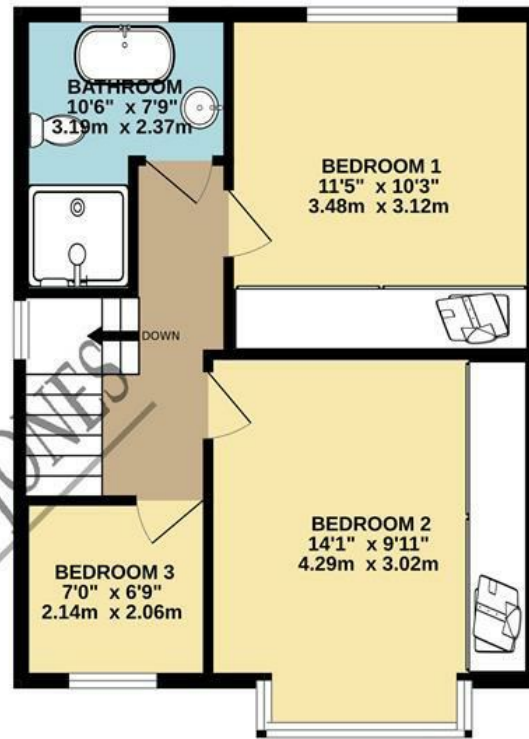
particulars are not necessarily included in the sale price and Meacock & Jones and their staff accept no liability for any errors contained therein.





GROUND FLOOR
713 sq.ft. (66.3 sq.m.) approx.

1ST FLOOR
496 sq.ft. (46.0 sq.m.) approx.



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TOTAL FLOOR AREA: 1209 sq.ft. (112.3 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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