



**40 Rochford Avenue
Shenfield**

MEACOCK & JONES

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MEACOCK & JONES

This most attractive and well appointed bay fronted three bedroom extended semi detached family home is located in a quiet position on the popular Shenfield Park estate. 0.7 mile of the mainline railway station and shopping Broadway in Shenfield. The property falls within the St. Mary's school catchment area.

Offers in excess of £700,000



The property is entranced from an arched storm porch with quarry tiles. Composite front door with obscure double glazed inserts opens to the:-

ENTRANCE HALLWAY

An impressive hallway measure 11.9 in length. A staircase rises to the first floor landing. Useful understairs storage cupboard. Oak effect laminate flooring to the hall

LOUNGE 15'1 into bay x 12'7 (4.60m into bay x 3.84m)

A splendid room illuminated by a UPVC double glazed bay window to the front elevation with radiator below. Feature log burner with slate hearth and oak mantel above. Concertina doors opens to the:-

KITCHEN/BREAKFAST/FAMILY ROOM 20'2 max x 17'11 max (6.15m max x 5.46m max)

An excellent room which is the hub of this superb home. Fitted with an extensive range of cappuccino coloured base and eye level units with contrasting quartz worktops. Continuation of oak effect laminate flooring . Triple bi folding doors leading out to the rear garden patio. UPVC double glazed window to the side elevation and further door to the rear elevation. LED lights to ceiling. Feature L shaped island unit incorporating sink unit with mixer tap. Bosch induction hob with a Smeg pop up induction extractor. Bin storage. Hotpoint dishwasher and Hotpoint washing machine. To one wall is a Bosch double oven with microwave function. Integrated fridge freezer. two column style contemporary radiators.

FIRST FLOOR LANDING

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

BEDROOM ONE 15'2 into bay x 10'2 (4.62m into bay x 3.10m)

A very good sized double bedroom with UPVC double glazed window to the front elevation with plantation

shutters and radiator below. To one wall is a range of floor to ceiling wardrobes.

BEDROOM TWO 9'5 x 10'2 (2.87m x 3.10m)

Another good size double bedroom with UPVC double glazed window to the rear elevation with radiator below. Plantation shutters.

BEDROOM THREE 9'7 x 7'9 max (2.92m x 2.36m max)

A delightful room with UPVC double glazed window to the front elevation with plantation shutters and radiator below.

SHOWER ROOM

A tastefully appointed shower room with walk-in shower cubicle with wall mounted shower controls. Dual vanity wash hand basins with drawers below. Built in LED and demister mirror. Duravit back to wall white WC. Two chrome towel rails. Sandstone effect porcelain tiling to floor and to walls. Recessed shelving providing storage. LED lights to ceiling. Extractor fan. UPVC obscure double glazed window overlooking the rear garden. Shaver point.

REAR GARDEN

Bi folding doors open out to the lovely secluded rear garden. The garden commences with a sandstone patio area. Wide tarmacadamed side access to the front of the property. Steps lead down from the raised patio to the lawned area with mature shrub bed borders. Shed to remain. Outside power.

FRONT GARDEN

The property is approached from a curved tarmacadam and pea shingle driveway which provides off street parking for several vehicles with ease. Double doors provide access to the rear garden. A red brick retaining wall with mature shrubs provides screening from the road. Outside lighting.

AGENT'S NOTE

Subject to planning, there is space to the side of the

property which could provide a garage or further extension, if required.

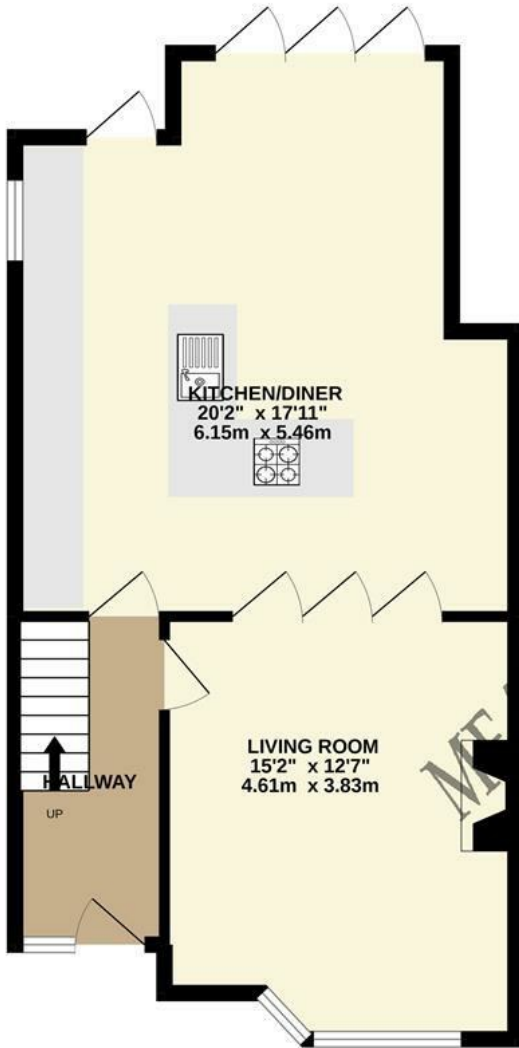
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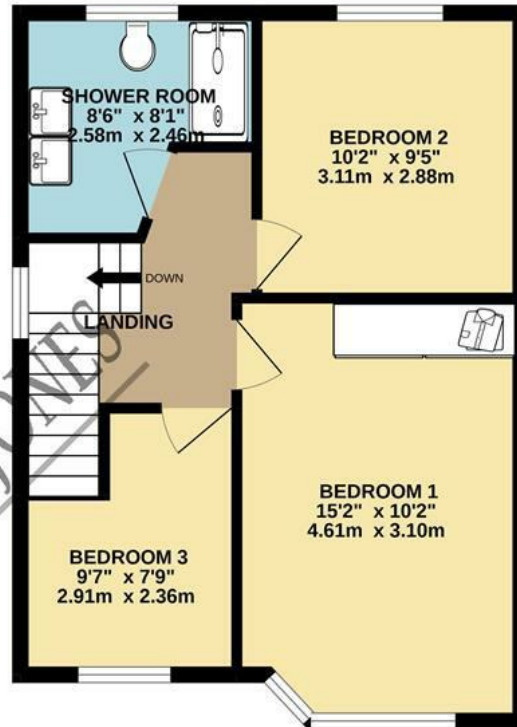




GROUND FLOOR
561 sq.ft. (52.1 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 998 sq.ft. (92.8 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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