



**33 Mulberry Hill
Shenfield**

MEACOCK & JONES

OFFERED TO THE MARKET WITH NO ONWARD CHAIN. A very appealing and extended four bedroom detached 1970's built house, situated in a desirable cul-de-sac turning, just off Worrin Road.

The property is located in the St. Mary's School catchment area and Shenfield mainline railway station and shopping Broadway are both a very convenient, short walk away.

Guide price £975,000



The ground floor comprises a magnificent, bright and spacious living area that incorporates a large lounge/sitting area, study area and raised dining area that is situated conveniently adjacent to the open plan kitchen/breakfast room. Two sets of double glazed bi-folding doors open to the westerly rear garden. The house has been extended to provide an open plan kitchen/living/dining area that is very much the hub of this family home. French doors open to the rear garden terrace that draws the afternoon sun. A study is situated at the front of the house, ideal for those that work from home.

The first floor comprises four generously proportioned double bedrooms and two well appointed bath/shower rooms. The rear garden is an attractive feature, with a maximum depth of 50' and a width of approximately 40'. 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 and screened on all sides by a mature array of established shrubs, plants and trees, all serving to provide an excellent degree of privacy. Though the driveway to the front of the house offers spacious off street parking, there is scope to enlarge this, if required, as much of the front garden has been laid to lawn. There is external access to the rear of the property via either side and a large garage provides additional storage/car parking space.

The location of the house is ideal. Mulberry Hill is within short walking distances of Shenfield mainline railway station/Crossrail terminus and shopping Broadway, though also easily accessible to Brentwood town centre by foot. This attractive home is situated within the St. Mary's School catchment area and is offered to the market with no onward chain.

Entrance Hall



Ground Floor WC

Study 11'7 x 7' (3.53m x 2.13m)



Lounge/Diner 21'0 max x 21'5 max (6.40m max x 6.53m max)



Lounge Area



Dining Area



Kitchen Area



Bedroom Two 14'5 x 9'8 (4.39m x 2.95m)



Kitchen/Breakfast Room 29'6 max x 11'8 max (8.99m max x 3.56m max)



Bedroom One 14'7 max x 13'7 max (4.45m max x 4.14m max)



Bedroom Three 11'5 x 11'1 (3.48m x 3.38m)



Bedroom Four 10' x 7'9 (3.05m x 2.36m)



Rear Garden



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.

Family Bathroom



Rear Elevation



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

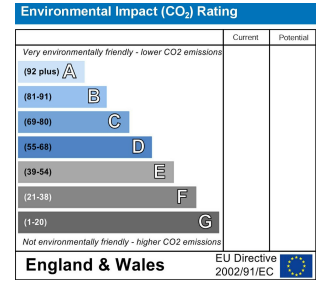
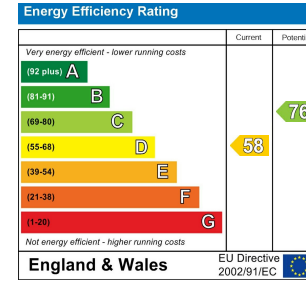




GROUND FLOOR



1ST FLOOR



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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