



**33/35 Hall Lane**  
**Shenfield**  
**£1,295,000**

**MEACOCK & JONES**

An exceptionally rare opportunity to acquire two adjoining 3 bedroom houses situated on a spacious southerly plot of 0.196 acre in a prime Shenfield location, directly opposite St. Mary the Virgin Church with exquisite views from all elevations. This will appeal to multi-generational families looking to live next door, or alternatively those with a view to incorporating two houses to form a very large family home in a magnificent location.

• Two Adjoining Properties

• Unique Proposal For Multi-Generational Family Living

• Opportunity To Incorporate Two Houses To Provide One Very Spacious Family Home

• Rarely Available Location

• Spacious Southerly Plot



From beneath a sheltered entrance a painted wood panelled front door opens to :-

### **ENTRANCE HALL**

A painted white spindle balustraded staircase rises to the first floor landing. Window to side elevation. Coved cornice to ceiling. Radiator.

### **DINING/FAMILY ROOM 12'5 x 11'8 (3.78m x 3.56m)**

A bay window overlooks the extensive gardens to the front of the property and St. Mary the Virgin Church directly opposite. Radiator. Coved cornice to ceiling.

### **SITTING ROOM 18'1 x 10' (5.51m x 3.05m)**

A bright and spacious room from which a pair of French doors open to the south easterly rear garden sun terrace. Two radiators. Coved cornice to ceiling. A door opens to useful under stairs storage that also accommodates the meters. Additional window to side elevation. Door to:-

### **KITCHEN/BREAKFAST ROOM 10' x 8' (3.05m x 2.44m)**

A dual elevation kitchen fitted with windows to both side elevations. The kitchen has been fitted with a range of units that comprise base cupboards, drawers and matching wall cabinets along two walls. A roll edge worktop incorporates a one and a quarter bowl single drainer sink with mixer tap and tiled splashbacks. Integrated appliances to remain include an oven with four ring gas hob and extractor fan fitted above. The walls are partially tiled. Door to:-

### **UTILITY ROOM 8' x 5' (2.44m x 1.52m)**

Like the kitchen, this is a dual elevation room with windows fitted to both side elevations. Space for freestanding refrigerator. This utility room also accommodates the Glo-Worm gas fired boiler. Door to:-

### **FAMILY BATHROOM**

Fitted with a coloured suite that comprises a panel enclosed bath with wall mounted shower attachment.

Pedestal wash hand basin and low level WC with wooden seat. Partial tiling to walls. Tiling to floor. Obscure glazed window to the side and rear elevations. Radiator. Door to airing cupboard that accommodates the hot water cylinder with slatted shelving above.

### **FIRST FLOOR LANDING**

A window fitted above the stairwell draws light into the landing. Access to loft storage space. Doors open to:-

### **BEDROOM ONE 18'3 to 14'8 x 9' (5.56m to 4.47m x 2.74m)**

A secondary glazed window overlooks the front garden and the St. Mary the Virgin Church that is located directly opposite this cottage. Radiator.

### **BEDROOM TWO 13'5 x 10' (4.09m x 3.05m)**

A window to the rear elevation overlooks the garden and the Courage playing fields beyond. Radiator. Built in wardrobes provide extensive hanging and shelving space.

### **BEDROOM THREE 10' x 7'3 (3.05m x 2.21m)**

A most attractive dual elevation bedroom fitted with windows to the rear and side elevations. Radiator. Built in wardrobe provides useful clothes storage.

### **35 HALL LANE**

From beneath a sheltered entrance a painted wood panelled front door opens to the:-

### **ENTRANCE HALL**

A painted white spindle balustraded staircase rises to the first floor landing. Below this, slatted doors open to useful under stairs storage that has been fitted with light and accommodates the meters. Window to side elevation. Dado rail. Radiator.

### **SITTING ROOM 12'4 x 11'7 (3.76m x 3.53m)**

A most attractive reception room illuminated by a large box window overlooking the extensive and screened garden to the front of the property and the

St. Mary the Virgin Church, directly opposite. Ornate cornice to ceiling. A central focal point is a feature decorative carved wooden fire surround with marble inset and hearth. Radiator. Five wall light points. The sitting room is accessed independently from the entrance hall and opens to the dining/family area.

### **DINING/FAMILY AREA 18'2 x 9'10 (5.54m x 3.00m)**

A bright and spacious reception room beautifully illuminated by windows fitted to both the side and rear elevations. The views from each and every window within this property are delightful. Ornate coved cornice to ceiling. Radiator. Door to entrance hall and separate door to kitchen. Two radiators. Feature wooden carved fire surround with marble inset and hearth. Four wall light points.

### **KITCHEN/BREAKFAST ROOM 10' x 8' (3.05m x 2.44m)**

A sunny kitchen fitted with a range of units that comprise base cupboards, drawers and matching wall cabinets along two walls. A long roll edge worktop provides a breakfast bar capable of seating two or three people with ease. Windows are fitted to both side elevations and a glazed door leads to the rear garden. Integrated appliances to remain include an oven cooker with four ring gas hob and concealed extractor unit fitted above. Radiator. Door to:-

### **UTILITY ROOM 8' x 5' (2.44m x 1.52m)**

Like the kitchen/breakfast room, this room has also been fitted with windows to both side elevations. Space and plumbing for domestic appliances. Space for free standing fridge/freezer. Matching units to the kitchen provide additional storage. Wall mounted gas fired Vaillant gas fired boiler. Door to:-

### **FAMILY BATHROOM**

Containing a coloured suite that comprises a panel enclosed bath. Pedestal wash hand basin and low level WC. Partial tiling to the walls. Obscure glazed windows to the rear and side elevations. Shaver point. Door to deep cupboard fitted with shelving. Radiator.

## **FIRST FLOOR LANDING**

A window fitted above the stairwell provides attractive views and draws light into the landing. Access to loft storage. Doors to-

## **BEDROOM ONE 16 to 12'8 x 9'1 (4.88m to 3.86m x 2.77m)**

A window to the front elevation provides elevated views of the extensive garden to the front and of the St. Mary the Virgin Church, which is situated directly opposite the property. Running along an entire wall are a range of wardrobes with cupboards fitted above that provide extensive hanging and shelving space. Radiator.

## **BEDROOM TWO 13'5 x 10'1 (4.09m x 3.07m)**

An excellent double bedroom situated at the rear of the property with a window overlooking the rear garden below and Courage playing fields beyond. Radiator.

## **BEDROOM THREE 10' x 7'6 (3.05m x 2.29m)**

A well proportioned double elevation room with windows fitted to the rear and side elevations. Radiator.

## **OUTSIDE**

The extensive southerly plot is a particularly attractive feature. The garden fans out and measures 102' in width, measured across the rear boundary and some 66' in depth. In fact the entire plot measures 0.196 acre. Running across the rear of the property is a paved terrace. The elevation is due south east, so the garden is in sunshine through virtually the entire day. The paved terrace is retained by a low level brick wall and the remainder of the garden has been laid to lawn and planted with a mature array of shrubs and plants that provide additional colour, interest and privacy. This property has spacious off street parking. A driveway leads to the single garage fitted with an up and over door and there is a second detached single garage located adjacent to number 35. The property is set far back from the Lane and is partially screened

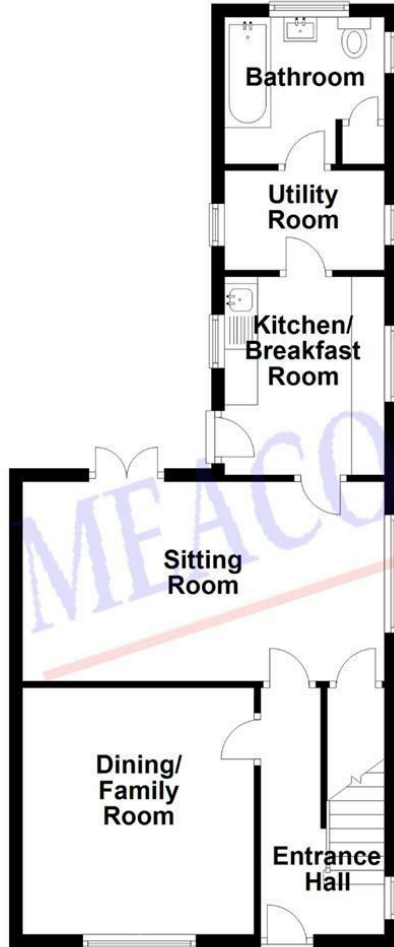
by mature trees and shrubbery. The front garden has been largely laid to lawn and as previously mentioned, is located directly opposite St. Mary the Virgin Church and the views from all angles are most attractive. A wooden gate leads to a pathway opening to the Courage playing fields and the Bluebell Woods are a very short walk away.

## **AGENTS 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

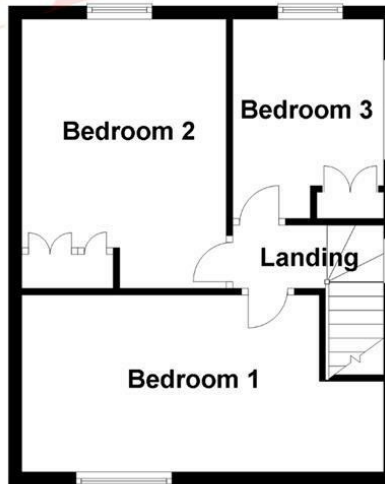


# MEACOCK & JONES

APPROX INTERNAL FLOOR AREA  
93 SQ M 1000 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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		