



**11 St. Andrews Place
Shenfield**

MEACOCK & JONES

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An attractive family home with an extensive 70' rear garden, providing spacious accommodation to the ground floor and four bedrooms with two bath/shower rooms to the first. The location of the property is excellent, off Priests Lane, between Old Shenfield and Brentwood and within walking distance to Shenfield mainline railway station and Crossrail terminus.

£795,000



A UPVC wood effect obscure double glazed front door opens to:-

Entrance Hall

A staircase rises to the first floor landing. Coved cornice to ceiling. Radiator.

Ground Floor Cloakroom

Comprises a back to wall WC with concealed cistern, wall mounted wash hand basin with mixer tap. Tiling to full ceiling height with decorative border. Tiling to floor. Radiator. UPVC obscure double glazed window to side elevation.

Sitting Room 17' x 14'4" > 11' (5.18m x 4.37m > 3.35m)



A bright and spacious reception room illuminated by a large UPVC double glazed window to the front elevation. Coved cornice to ceiling. Two radiators. A central focal point is a feature limestone fireplace that incorporates a gas coal effect fire. A pair of glazed doors open to the :-

Dining Room 10'10 x 9' (3.30m x 2.74m)



A versatile reception room currently used as a dining room, that is situated conveniently adjacent to the kitchen/breakfast room. A pair of UPVC double glazed French doors with windows to either side open to the rear garden terrace and offers attractive views of extensive 70' rear garden, with woodland beyond. Radiator. Coved cornice to ceiling. Door to:-

Kitchen/Breakfast Room 11'3 x 9'10 (3.43m x 3.00m)



Situated at the rear of the property, the kitchen/breakfast room has been fitted with a range of units that comprise base cupboards, drawers and matching wall cabinets along three walls. A contrasting marble effect rolled edge worktop incorporates a circular single drainer sink unit with mixer tap and tiled splashback. Integrated appliances to remain include an oven and grill with four ring cooker and concealed extractor unit above. Dishwasher. A UPVC obscure double glazed door leads outside. This kitchen/breakfast room is sufficiently large enough to accommodate a dining table and chairs. For those who prefer an open plan living arrangement, the dining room could be incorporated into the kitchen/breakfast room and there is additional scope to extend this whole area further to the rear, subject to usual planning consents. Radiator. Door to:-

Utility Room 10'5 x 8' (3.18m x 2.44m)

A surprisingly large companion to the kitchen/breakfast room fitted with a range of light coloured units that comprise base cupboards, drawers and matching wall cabinets along two walls.

Beneath a marble effect rolled edge worktop there is space and plumbing for domestic appliances. A UPVC obscure double glazed door leads to the rear garden. Double doors open to a useful storage cupboard that incorporates the meters. Radiator. Door to garage.

First Floor Landing

A UPVC double glazed window to the front elevation illuminates the first floor landing. Radiator. Decorative ceiling rose and coved cornice to ceiling. Access to loft storage. Door to:-

Bedroom One 13'6 x 11'2 (4.11m x 3.40m)



A well proportioned bedroom with a UPVC double glazed window to the front elevation with radiator below. A fine quality range of wardrobes provide extensive clothes storage. Decorative ceiling rose and coved cornice to ceiling. Door to:-

En-suite Shower Room

Comprises a tiled shower enclosure, oval shape vanity wash hand basin with mixer tap and cupboards below, back to wall WC with concealed cistern. Tiling to full ceiling height with feature border. Heated towel rail. UPVC obscure double glazed window to side elevation.

Bedroom Two 12' x 10' (3.66m x 3.05m)



A good size double bedroom providing elevated views of the garden to the rear and the surrounding woodland beyond. Radiator. Double doors open to a wardrobe with airing cupboard adjacent that accommodates the Ideal gas fired boiler and hot water cylinder with slatted shelving. Decorative ceiling rose.

Bedroom Three 13' x 8' (3.96m x 2.44m)



A good size double bedroom with UPVC double glazed window to rear aspect. Radiator. Built-in

wardrobes provide hanging and shelving space. Decorative ceiling rose.

Bedroom Four 10'10 x 8' (3.30m x 2.44m)



This room currently provides a spacious office though could accommodate a double bed, if required. UPVC double glazed window to front elevation. Radiator. Decorative ceiling rose and coved cornice to ceiling. Like all other bedrooms within this property, there is extensive storage and this bedroom has a built-in wardrobe comprising hanging rail and shelving.

Family Bathroom

Comprises a 'P' shaped bath with mixer tap and curved shower screen with wall mounted shower attachment. Back to wall WC with concealed cistern, oval shape wash hand basin with mixer tap and cupboards below. Tiling to full ceiling height with decorative border. Heated towel rail. UPVC obscure double glazed window to side elevation.

Rear Garden

The rear garden is a particularly attractive feature it has an approximate depth of 70' and a width of 30'. Running across the rear of the property is a paved terrace that extends to one side to provide a circular terrace to accommodate a garden table and chairs. The remainder of the garden has been laid to lawn

and bordered on both side boundaries by by an array of mature shrubs and plants. To the rear of the property is an additional garden terrace that draws the evening sun. Garden shed to remain. Outside light and tap. Access to the front of the property via a side gate.

Front Garden

A brick paved driveway provides spacious off street parking. The remainder of the garden is laid to lawn and is screened on the boundaries by mature hedgerow. Access to garage.

Garage 17'6 x 8' (5.33m x 2.44m)

Accessed through an electronically operated roller shutter door. The garage has power and light. It has a workshop area to the far end. UPVC obscure double glazed window to side elevation. Connecting door to utility room.

Agent's Note

EPC & floor plan to follow.

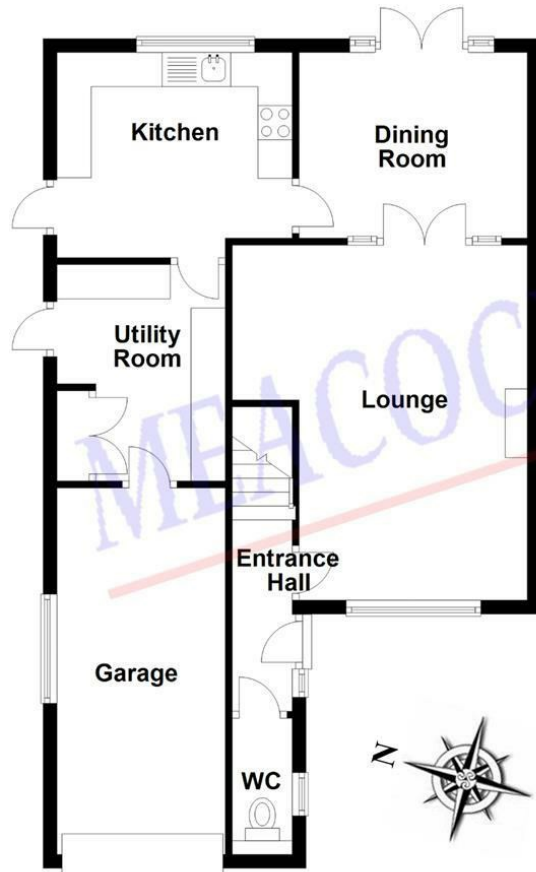
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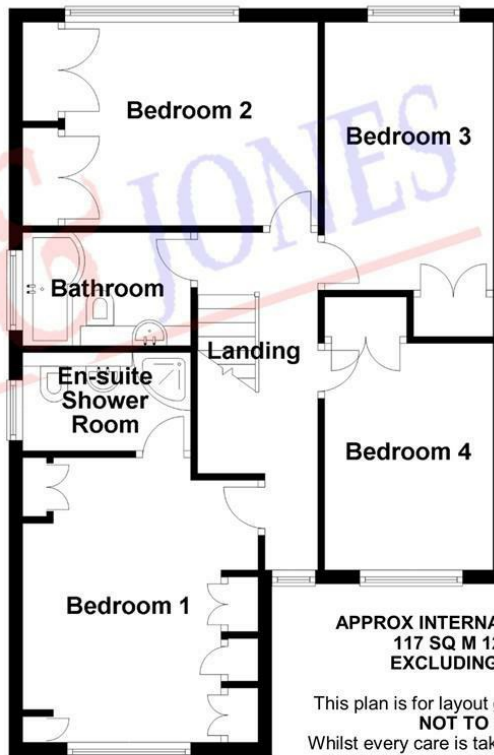




Ground Floor



First Floor



APPROX INTERNAL FLOOR AREA
117 SQ M 1259 SQ FT
EXCLUDING GARAGE

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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