



46 Friars Avenue
Shenfield

MEACOCK & JONES

A beautifully refurbished four bedroom, two en-suites detached house situated 0.4 miles from Shenfield. This exquisitely presented family home has the benefit of a feature large open plan kitchen/living/dining area that overlooks the secluded and extensive westerly 100' rear garden that incorporates a heated outdoor swimming pool. This property is ideally situated, just minutes walk from Shenfield mainline railway station, shopping Broadway and good local schools.

Price guide £1,250,000



From beneath a sheltered entrance a solid wood front door with leaded light panels to either side open to the:-

Entrance Hall

A most pleasant entrance into this appealing family home. Stairs rise to the first floor landing below which is a useful under stairs storage cupboard with additional hanging space. LED lights to ceiling. Radiator with ornamental cover. Porcelain wood effect plank flooring. Doors to lounge and kitchen/dining/living room.

Lounge 14'9 x 13'7 (4.50m x 4.14m)

A bright and spacious reception room with UPVC double glazed leaded light windows face the front elevation fitted with plantation shutters. Radiator. Continuation of the porcelain wood effect flooring from the entrance hall. Double doors lead to the:-

Kitchen/Breakfast/Family Area 28'11 x 20'11 (8.81m x 6.38m)

An outstanding kitchen/breakfast/family room and very much the hub of this attractive property. Comprehensively fitted with a fine quality range of shaker style units that consist base cupboards and drawers. Quartz worktop incorporates a butler style sink with mixer tap. Space for American style fridge-freezer with built-in storage surround. Built-in dishwasher. A large island unit provides additional storage, wine-cooler and Miele microwave. The island has an overhang to provide a breakfast bar capable of seating three people with ease. The dining area is sufficiently large to accommodate a good size dining table and beyond this is a comfortable seating area. Light is drawn from a set of aluminium glazed sliding doors which beautifully connects the kitchen to the west facing rear garden. LED lights to ceiling. Integrated audio system. Three radiators. Tiling to floor. Door to side elevation. Leads to:-

Utility Room 5' x 4' (1.52m x 1.22m)

An excellent companion to the kitchen/breakfast/family room. Quartz worktop. Space for washing machine and tumble dryer with bespoke storage above. LED lights to ceiling. Door to:-

Downstairs Cloakroom 4' x 3' (1.22m x 0.91m)

Comprises a wall mounted wash hand basin and traditional style toilet. Metro style tiling. Radiator. Extractor fan.

First Floor Landing

A bright and spacious part galleried first floor landing with UPVC double glazed window to the side elevation with plantation shutters. Access to loft storage space. Radiator. Solid engineered wood plank flooring.

Bedroom One 14' x 11'1 (4.27m x 3.38m)

A spacious bedroom fitted with UPVC double glazed doors that open to a Juliette style balcony overlooking the impressive west facing rear garden. Further UPVC double glazed window to the side elevation with plantation shutters. Radiator. Solid engineered wood plank flooring.

Walk-in Wardrobe 8'8 x 7'4 (2.64m x 2.24m)

Walk-in wardrobe fitted with floor to ceiling hanging and shelving space that provides extensive clothes storage. LED lights to ceiling.

En-suite Shower Room 8'5 x 4'4 (2.57m x 1.32m)

This en-suite has been luxuriously appointed and contains a walk-in start/stop shower with overhead shower, wall mounted sink with two drawer vanity unit below and back to wall WC. Tiling to floor and to full ceiling height. LED lights to ceiling. Extractor fan. Black ladder towel rail. UPVC double glazed window to side elevation with plantation shutters.

Bedroom Two 12'3" x 11' > 8'9 (3.73m x 3.35m > 2.67m)

Another good size double bedroom fitted with two UPVC double glazed leaded light windows to the front elevation fitted with plantation shutters. Radiator. Solid engineered wood plank flooring. Sliding door to:-

Walk-in Closet 4'4 x 2'4 (1.32m x 0.71m)

Fitted with drawer and hanging space that provides excellent clothes storage. Solid engineered wood plank flooring.

En-suite Shower Room 8'9 x 4'2 (2.67m x 1.27m)

Comprises a walk-in start/stop shower with overhead shower head, wash hand basin with two drawer vanity unit below and back to wall WC. Black ladder towel rail. Tiling to floor and to full ceiling height.

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

A well proportioned bedroom fitted with a UPVC double glazed window to the rear elevation with plantation shutters. Radiator. Solid engineered wood plank flooring.

Bedroom Four 12'9 x 7'6 (3.89m x 2.29m)

Two UPVC double glazed leaded light windows to the front elevation fitted with plantation shutters. Radiator. Solid engineered wood plank flooring. LED lights to ceiling.

Family Bathroom

Luxuriously appointed family bathroom fitted with porcelain tiled wood effect flooring and part tiling to wall behind bath. Comprises a freestanding bath with wall mounted controls. Bespoke sink unit with mixer tap and glass splashback. Back to wall WC. Black ladder style towel rail. LED lights to ceiling. Velux window. Extractor fan.

Rear Garden

This very private rear garden has a westerly elevation so is in sunshine throughout most of the afternoon. Running across the rear of the property is a good

size terrace of an ideal size for garden parties and summer barbecues. From here a step rises to a large heated swimming pool with additional seating area. The remainder of the garden is laid to lawn which has been borders planted with an interesting assortment of plants and trees. Two storage sheds. Access to front garden.

Outside Shower Room 8'3 x 2'11 (2.51m x 0.89m)

Outside changing room with built-in shower. Porcelain tile wood effect plank flooring. Tiling to the walls. LED lights to ceiling.

Front Garden

The driveway consists largely of a block paved area that provides off street parking for a good many vehicles with ease.

Integral Garage

Internal dimensions of 12'8 x 8'3. Houses the mega-flow system, consumer board and water softener.





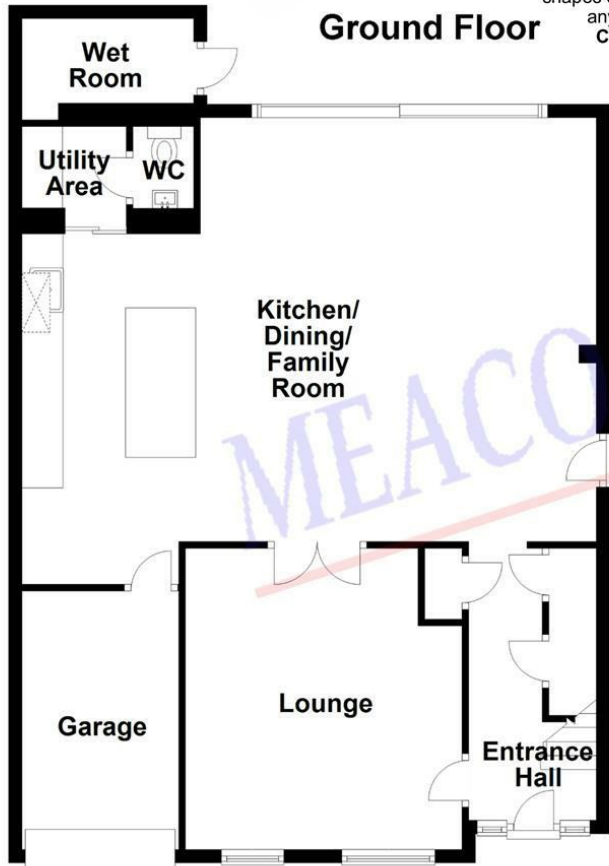


APPROX INTERNAL FLOOR AREA
180 SQ M 1937 SQ FT

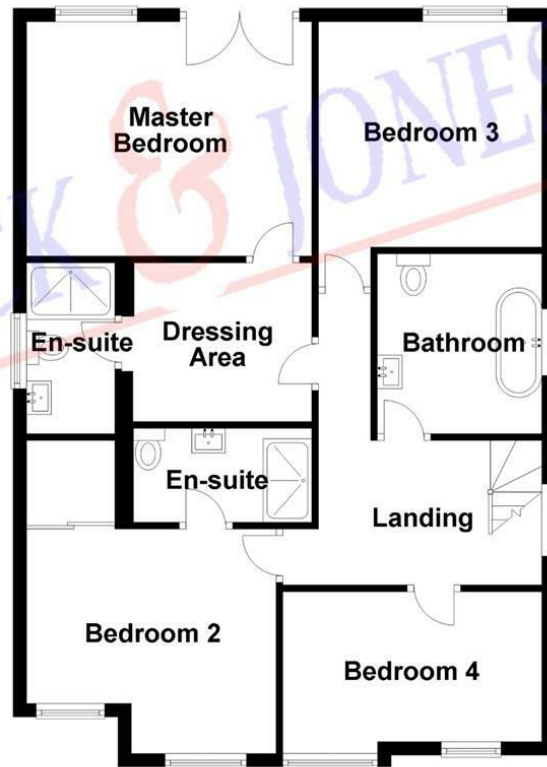
This plan is for layout guidance only and is
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Whilst every care is taken in the preparation
of this plan, please check all dimensions,
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any decisions reliant upon them.
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Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		61	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	