



**MEACOCK & JONES**

3 Bedrooms

House - Semi-  
Detached

Located in Shenfield

**Guide Price**  
**£650,000 - £700,000**



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01277 218485



# 6 Shorter Avenue Shenfield

Brentwood | Essex | CM15 8RE



\* OFFERS INVITED IN THE REGION OF £650,000 - £700,000 \*

Meacock & Jones are delighted to offer for sale this extended bay fronted semi detached home with south facing rear garden which offers scope for further extension to the side or into the loft area, if required, subject to planning approval. The house is a stones throw from Shenfield mainline railway station with Elizabeth line links and the shopping Broadway which offers a variety of grocery, coffee shops and bars. The property falls within the St Mary's school catchment area. This characterful property benefits from two good sized reception rooms, one of which has views across the southerly facing rear garden. The kitchen has been comprehensively appointed with a range of base and eye level wall units and a new gas fired boiler has been recently fitted. A staircase rises to the first floor galleried landing and doors open from here to two large bright double bedrooms and a further single bedroom to the front of the house. The family bathroom has a separate shower cubicle in addition to a suite comprising WC, wash hand basin and panel enclosed bath. Outside the southerly facing rear garden is an attractive feature of the property. Commencing with a paved patio area the garden is well screened with mature shrub and flowerbed borders. At the front of the property there is a garage and off street parking for two/three vehicles with ease. No Onward Chain.

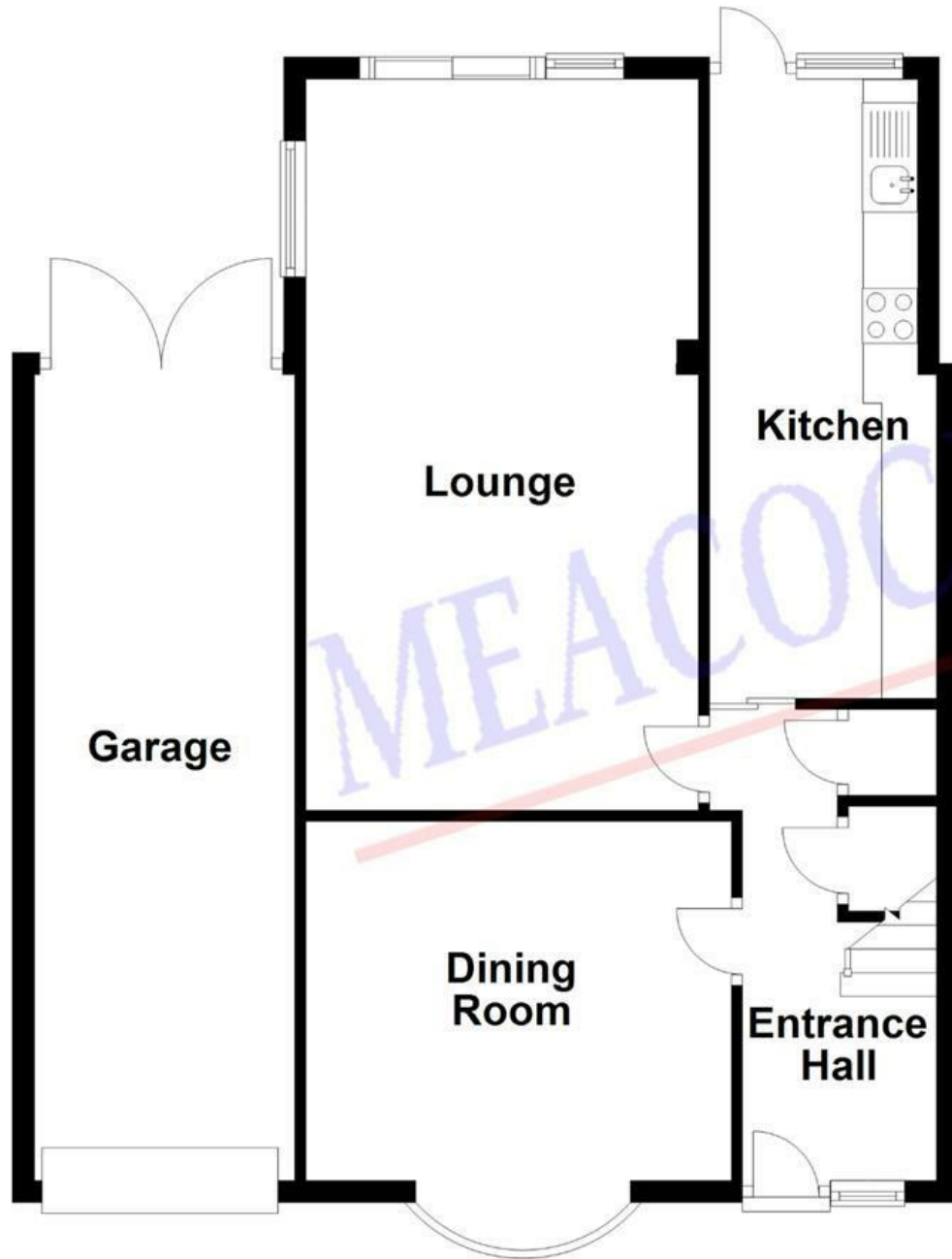
# 6 Shorter Avenue

Offers Over £650,000 Freehold

- Three Bedrooms
- Lounge
- Galleried Landing
- South facing rear garden
- St. Mary's School Catchment
- Sitting Room
- Kitchen
- Family Bathroom with separate shower
- Front garden with off street parking for two/three vehicles
- No Onward Chain



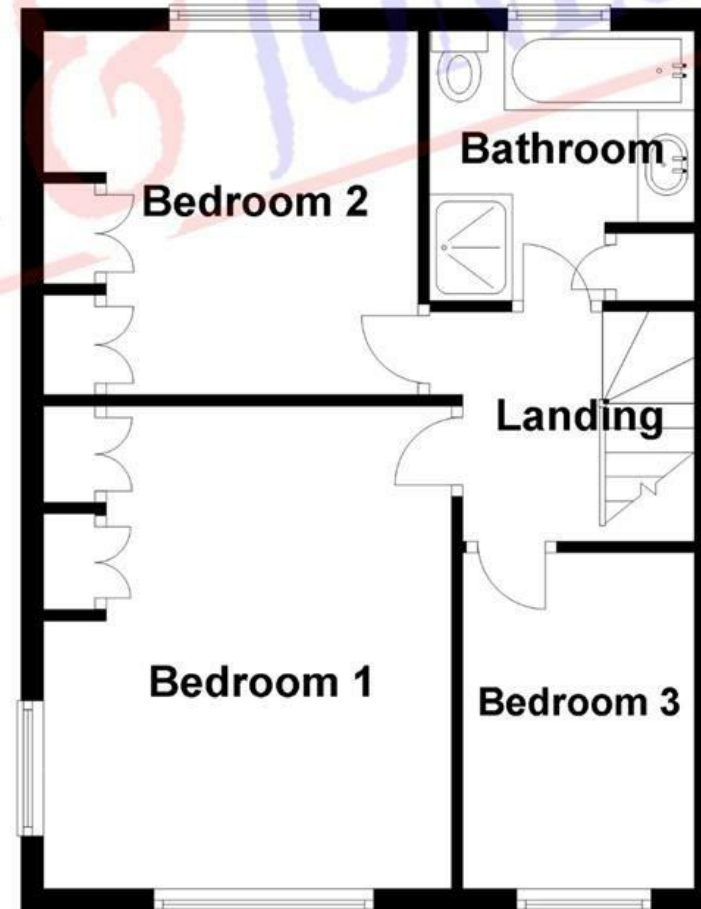
## Ground Floor



APPROX INTERNAL FLOOR AREA  
120 SQ M 11287 SQ FT  
INCLUDING 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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## First Floor



**ENTRANCE HALL**

**SITTING ROOM**

12'11" into bay > 12'0" x 10'9"

**LIVING ROOM**

21'11 x 11'9

**KITCHEN**

18'6 x 6'3

**GALLERIED LANDING**

**BEDROOM ONE**

11'10 x 10'2

**BEDROOM TWO**

12'11 x 10'10

**BEDROOM THREE**

8'11 x 6'8

**FAMILY BATHROOM**

**SOUTH FACING REAR GARDEN**

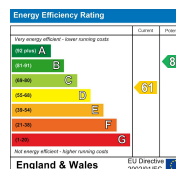
**FRONT GARDEN - PARKING FOR 2/3 VEHICLES**

**GARAGE**

20'11 x 8'3

**Council Tax Band: E**

**Local Authority:**



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.

**MEACOCK & JONES**

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