



**MEACOCK & JONES**

4 Bedrooms

House - Detached

Located in Shenfield

**OIEO £1,000,000**



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# Fron Cottage Alexander Lane Shenfield

Brentwood | Essex | CM15 8QE



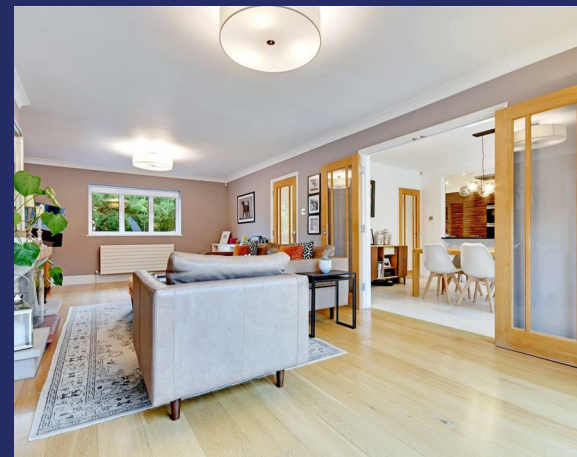
A modern and very well appointed four bedroom detached family house, beautifully presented to an exceptional standard. The recently re-fitted open plan kitchen/dining/living area is situated at the rear of the property and overlooks the spacious, landscaped, south westerly rear garden, ideal for modern family life.

It comprises contemporary style units and features a large island unit with a breakfast bar incorporated, in addition to ample space for a substantial dining table that can comfortably seat eight to ten people. The limestone tiled floor has the benefit of underfloor heating and the kitchen incorporates high quality Siemens appliances and Quooker tap. The utility room is an excellent companion to the kitchen. The sitting room is situated conveniently adjacent to the kitchen/dining room and is light and airy, with windows fitted to both the front and rear elevations. This attractive room also provides access to the southerly rear garden terrace. A central focal point is a feature fireplace and a tasteful wooden flooring runs throughout. The study is ideally suited to those that work from home.

Upstairs the bedrooms are generously proportioned and are complemented by modern bath/shower rooms. The landscaped rear garden has a maximum depth of 90' and a width of 44' across the rear of the house. Across the rear of the property is a terrace of an ideal size for outside entertaining. The garden is largely laid to a well tended lawn and steps ascend to a raised garden area with beds retained by low level railway sleepers.

A private driveway provides spacious off street parking, with EV charge point. The house is conveniently located within less than a 10-minute walk of Shenfield mainline railway station and Crossrail terminus and good local schools.

Plans had previously been approved by the local authority to enlarge this property to provide an additional bedroom and en suite bathroom.





# Fron Cottage Alexander Lane

OIEO £1,000,000 Freehold

- Four Bedrooms
- Open Plan Kitchen/Dining Room
- Sitting Room
- Ground Floor WC
- Landscaped Rear Garden
- Two Bath/Shower Rooms
- Utility Room
- Study Area
- Garage
- 0.5 Mile To Shenfield Station







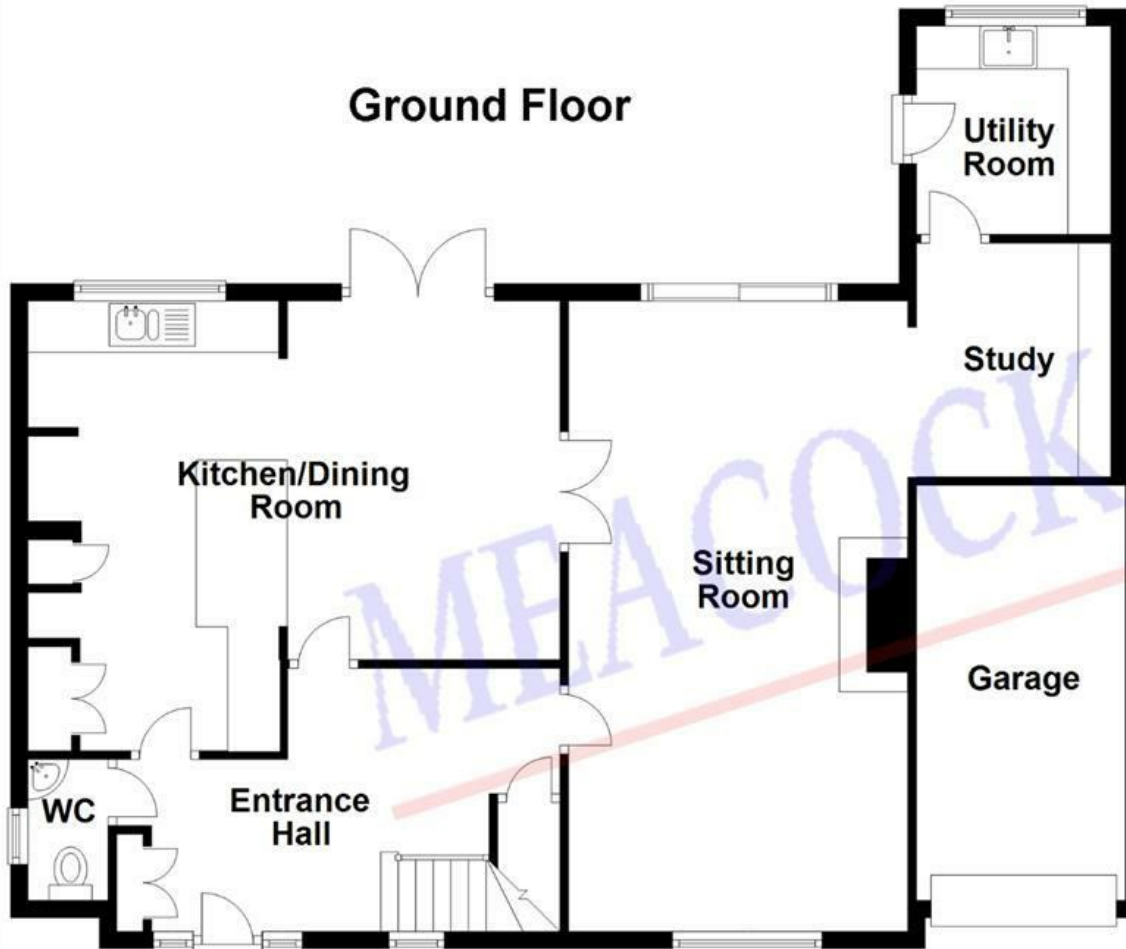
APPROX INTERNAL FLOOR AREA  
177 SQ M 1903 SQ FT

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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## Ground Floor



## First Floor





**Entrance Hall**

**WC**

**Kitchen/Dining Room**

20'8 max x 17'3 max

**Sitting Room**

24'3 x 13'1

**Study Area**

9'2 x 7'6

**Utility Room**

7'6 x 6'7

**Landing**

**Bedroom One**

13' x 12'9

**En-Suite Shower Room**

**Bedroom Two**

13'10 x 12'11

**Bedroom Three**

13'11 x 11'1

**Bedroom Four**

13'10 x 7'8

**Family Bathroom**

**Rear Garden**

90' max x 44' max

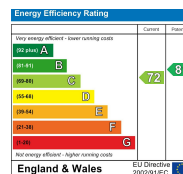
**Garage**

15'9 x 7'7

**Agent's Note**

**Council Tax Band: G**

**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.

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