



47 Rochford Avenue  
Shenfield Park  
£2,695 Per calendar month

MEACOCK & JONES



## 47 Rochford Avenue, Shenfield Park, Essex, CM15 8QW

A most appealing extended three bedroom semi-detached house located in this very pleasant and convenient part of Shenfield Park, only a few minutes walk from the mainline railway station and shopping Broadway. This lovely family home has been appointed to a very high standard throughout and benefits from a beautiful kitchen/family room. Located in the St. Mary's School catchment area.

An arched brick sheltered entrance with quarry tiled step rises to a wooden front door with double glazed obscure window to the side. Door opens to:-

### Entrance Hall

A bright and spacious entrance into this appealing family home. UPVC obscure double glazed window to the side elevation. Engineered wood flooring. Wall lights. A staircase rises to the first floor landing below which is a most useful storage cupboard. Radiator. Door opens to:-

### Lounge

15'1 x 11'11 (4.60m x 3.63m)

A well proportioned room drawing light from a large UPVC double glazed bay window to the front elevation with radiator beneath. A central focal point of this room is a feature gas fireplace with wooden mantel and granite hearth. Solid wood flooring. Coved cornice to ceiling.

### Kitchen/Breakfast/Family Room

23'7 x 21'5 (7.19m x 6.53m)

A magnificent addition to this period property and very much the hub of this large family home. The kitchen has been comprehensively fitted with a range of white gloss units that comprise base cupboards, drawers and matching wall cabinets. A large island unit fitted with a quartz worktop and provides a breakfast bar capable of seating four people with ease. This island unit also incorporates a single bowl sink unit with contemporary style mixer tap and rib drainer. Integrated fridge/freezer, AEG oven, AEG electric hob and

Bosch steam oven. Porcelain tiles to the floor with underfloor heating. The kitchen has been fitted with slide panel doors that connect the property to the large rear garden. Additional light is drawn from two feature skylight windows and two obscure glazed floor to ceiling windows to the side elevation. Designer column style radiators. LED lights to ceiling.

### Shower Room

8'10 x 3'5 (2.69m x 1.04m)

This room has been very tastefully appointed with a walk-in tiled shower with wall mounted controls. Vanity wash hand basin with mixer tap. Close coupled WC. Porcelain tiles to the floor and to full ceiling height. Chrome towel rail. UPVC obscure double glazed window to side elevation. Spotlights to ceiling. Extractor fan.

### First Floor Landing

UPVC obscure double glazed window to the side elevation. Solid wood flooring.

### Bedroom One

13'5 x 10'1 (4.09m x 3.07m)

A bright and spacious room illuminated by a UPVC double glazed bay window to the front elevation with radiator below. Running along an entire wall is a range of floor to ceiling fitted wardrobes which provide ample hanging and shelving space. Coving and spotlights to ceiling. Solid wood flooring.

### Bedroom Two

10'3 x 9'7 (3.12m x 2.92m)

Another good size double bedroom fitted with a UPVC double glazed window overlooking the south westerly rear garden. Solid wood flooring. Built-in wardrobes. Radiator.

### Bedroom Three

9'8 x 7'10 (2.95m x 2.39m)

UPVC double glazed window to the front elevation with radiator below. Solid wood flooring.

### Family Bathroom

8'6 x 8'2 (2.59m x 2.49m)

This room has been tastefully appointed with a panel enclosed bath with hand-held shower attachment. Separate walk-in shower cubicle with wall mounted controls. Pedestal wash hand basin with mixer tap. Close coupled WC. Chrome towel rail. Tiling to floor and half tiling to the walls. Airing cupboard that houses the megaflo unit. LED lights to ceiling.

### Rear Garden

This large south westerly rear garden commences with a decked area with inset spotlights, an ideal size for eating out on warm summer evenings. The remainder of the garden is laid largely to lawn bordered by an assortment of mature shrubs, plants and trees all providing a very pleasant setting.

### Front Garden

The house is approached from an attractive block paved driveway that can provide off-street parking for numerous vehicles. The drive is retained by a low level brick wall.

### Garage

Fitted with an up and over door.



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



