



MEACOCK & JONES

58 Chelmsford Road
Shenfield
Offers over £1,050,000

MEACOCK & JONES

58 Chelmsford Road, Shenfield, Essex, CM15 8RJ

A very appealing, extended and beautifully presented 1932 built detached house, thoughtfully refurbished by the current owners to provide well appointed family accommodation that successfully blends period features with the luxuries of modern day living. Internal accommodation extends to 1,647 square feet and incorporates four spacious bedrooms, two reception rooms and a generous kitchen/breakfast room. Situated on a large westerly plot that measures 0.161 acre, the property is conveniently located just 0.4 mile from Shenfield mainline railway station and Crossrail terminus. Good local schools and shops are just a short walk away, with major supermarkets located nearby.

Accessed through an entrance porch, a period style glazed door opens to an impressive entrance hall. A polished solid oak flooring with underfloor heating extends throughout this area. In fact, with the exception of the kitchen/breakfast room, underfloor heating has been installed on both the ground and first floor levels of this house. A turned staircase rises to the first floor landing, above which a large window to the side elevation illuminates the stairwell, entrance hall and landing above. Refurbished high level wall panelling with period style glazed internal doors, add to an abundance of character.

The sitting room is a delightful reception room, drawing maximum light through an oversized oak pivoted glazed door that offers attractive views and opens to the rear garden. Wooden floors with underfloor heating are complemented by oak panelling with feature stained decorative glass inserts. Accessed through glazed double doors, the formal dining room incorporates an extension to the original house, so is quite large and therefore offers a potential versatility of use, depending upon preference. A box window plus a tall window adjacent, face the front elevation. The solid oak flooring with underfloor heating and period style panelling with decorative stained glass inserts continue into this room.

The kitchen/breakfast room is contemporary in style and has been comprehensively fitted with a range of white gloss range of units that comprise base cupboards, drawers, integrated dishwasher and water softener with matching wall cabinets along two walls. A long complementing wood block worktop incorporates a porcelain Butler style sink unit with mixer tap. Citrus glass splashbacks provide contrast and colour. Space for cooking range with concealed extractor unit over and space for washing machine and fridge freezer. The kitchen has space for an informal dining table and benefits from views of the 112' (measured from kitchen window) well tended garden to the rear.

There is a ground floor cloakroom that incorporates a back to wall WC with concealed cistern, a freestanding contemporary style wash hand basin and obscure double glazed window to the side elevation.

On the first floor level there are four good sized bedrooms. As previously noted, the entire first floor has underfloor heating. The primary bedroom is situated at the front of the property, drawing the morning easterly light through a feature bay window plus a window adjacent, both facing the front elevation. Bedrooms two and three benefit from elevated views of the rear garden and panoramic, countryside views beyond, an attractive juxtaposition with far reaching views of surrounding countryside and farmland to the rear, yet is located less than half a mile from Shenfield mainline railway station with fast links to the City of London, West End and beyond. A triangular oriel bay window to bedroom four makes an attractive focal point.

The family bathroom has been luxuriously appointed, with a wood effect panel enclosed bath, wide shower enclosure, wall mounted wash hand basin with mixer tap and back to wall WC with concealed cistern.

Externally, the house is situated on a large 0.161 acre plot. The rear garden has a maximum depth of 112' (reducing to approximately 105') by 40' in width. The elevation is westerly, so the garden is in sunshine throughout virtually the entire day. Across the rear of the property is a paved terrace, of an ideal size for outside entertaining. The rear garden is largely laid to lawn, interspersed with a wide variety of mature shrubs, plants and trees, many of which are spring flowering, such as Camelia and various shrubs. A pathway extends towards the rear of the garden which has been planted with fruit trees and accommodates a garden shed and summerhouse. The rear boundary has been planted with mature laurel hedgerow and a gate opens to the surrounding farmland.

The front garden comprises a wide brick paviour carriage driveway that offers plentiful off street parking. To the centre is a well stocked semi-circular flower bed retained by a low level brick and rendered wall. To the side of the house, the driveway continues through painted gates to the detached timber clad and brick built garage with a pitch tiled roof, with potential to convert to a summer house or garden office. Power and lighting are provided and a remote controlled electronically operated roller shutter door provides access to the garage. A useful store room is attached to the rear.

General

The house was fully refurbished and extended to a high standard in 2009 by a well-known local builder and local sub-contractors. Space to the south elevation allows for further extension should more space be required.

A new gas supply was installed in 2009 and water meter fitted shortly afterwards. All gas internal and external works new 2009. All electrical work is new from the consumer unit and fully certified. Power for electric car charging can be installed to the north side of the house.

Lighting is low consumption LED and low voltage downlighting with low energy decorative light fittings.
Mains maintained smoke alarm.
A fully maintained security alarm system is fitted and operational.

All original solid brick walls are internally insulation with 60mm PIR insulation (despite the epc contradicting) to bring the house up to modern day insulation standards.

With the exception of the kitchen, all floors are timber joisted and treated for woodworm and fitted with high levels of insulation between joists and incorporate modern underfloor heating from a Worcester Bosch combination boiler located in the kitchen units. Each room has individual heating control.

The extended kitchen has a new solid floor with high levels of below slab insulation and finished with large format porcelain tiling and skirtings. Windows are mostly upvc replacement units with argon gas filled double glazing for high levels of insulation and sound proofing. Oak doors and glazing to the living room is a custom made feature with argon filled double glazing and secure locking.
All walls and ceilings re-plastered throughout with ceiling cornice to all rooms.

Entrance Porch

Solid oak entrance doors with high level security locks with leaded glazed windows to the sides.
Porcelain dot and octagon floor tiling with oak skirting and white walls.
Single power socket.

Entrance Hall

Oak flooring incorporating underfloor heating.
High level insulated wall panelling.
Twin socket outlets and fibre internet connection.
Secondary alarm control pad.
Centre feature light and downlighting
Understairs storage cupboard
Glazed timber double doors lead to dining room.
Bespoke period style doors to living room, kitchen and cloakroom.

Living Room

19'3 x 12'2 (5.87m x 3.71m)

Oak flooring incorporating underfloor heating.
Low level oak panelling on insulated flank wall.
Four twin socket outlets and satellite/aerial distribution points.
Low voltage downlighting, wall lighting and 5amp table lamp switch outlets.
Oak feature window and pivoted doors to garden.

Dining Room

16'11 x 13'9 max (5.16m x 4.19m max)

Oak flooring incorporating underfloor heating.
Low level wall panelling on insulated flank walls.
Six twin socket outlets and satellite/aerial distribution points.
Low voltage downlighting, feature centre light.
Bay feature window and side window.
Glazed double doors lead to hallway.

Kitchen/Breakfast Room

13'6 x 12'8 (4.11m x 3.86m)

Large format porcelain floor tiling and skirtings.
Low level wall kitchen base units incorporating dishwasher, washing machine space, various drawers and pull out cupboard units.
High level wall units incorporating general household storage, water softener and Worcester Bosch combi-boiler
Solid oak worktop with ceramic butler style sink and mono tap.
Six twin socket outlets and satellite/aerial distribution point.
Mains maintained heat and smoke detector.
Back painted glass splashback below high-level cupboards and extract fan to range elevation.
LED downlighting, under cupboard lights, LED lighting over sink and outside light.
Upvc door leading to garden and vented Upvc windows to garden, Upvc tilt and turn window..

Cloakroom

Large format porcelain floor tiling and skirtings.
Walnut joinery incorporating WC and wash-hand basin, bathroom cabinet and shelving.
Vented Upvc tilt and turn frosted window to side way.
LED downlighting controlled timed extractor fan.

Stairway & Landing Area

Stairway and landing area
Painted timber stairs and period style balustrading.
Original ovolo wood skirtings.
Ivory Stone whipped Brintons Bell Twist carpet runner.
Two Twin socket outlets, master alarm controls

Bedroom One

16'11 x 13'9 (5.16m x 4.19m)

Insulated underfloor heating with Brintons Bell Twist carpet throughout.
Original ovolo wood skirtings.
Upvc vented windows to bay and side light.
Centre lighting, wall lamps and 5amp switch controlled bedside lighting.
Five twin socket outlets and satellite/aerial distribution points.
Cornicing to ceiling.

Bedroom Two

12'8 x 11'10 (3.86m x 3.61m)

Insulated underfloor heating with Brintons Bell Twist carpet throughout.
Original ovolo wood skirtings.
Upvc vented window with outlook to farmland and countryside beyond.
Three twin socket outlets and satellite/aerial distribution point.
Centre lighting.
Cornicing to ceiling.

Bedroom Three

13'10 x 7'11 (4.22m x 2.41m)

Insulated underfloor heating with Brintons Bell Twist carpet throughout.
Original ovolo wood skirtings.
Upvc vented window with outlook to farmland and countryside beyond.
Three twin socket outlets and satellite/aerial distribution point.
Velux roof window.
Centre lighting.
Cornicing to ceiling.

Bedroom Four

8'10 x 8'7 (2.69m x 2.62m)

Insulated underfloor heating with Brintons Bell Twist carpet throughout.
Original ovolo wood skirtings.
Upvc oriel window.
Four twin socket outlets and satellite/aerial distribution point.
Centre lighting.
Cornicing to ceiling.

Bathroom

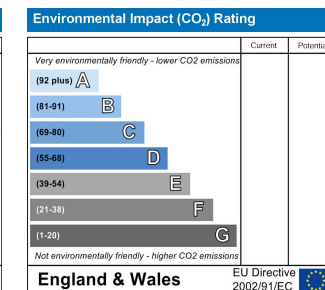
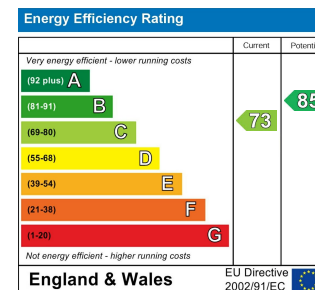
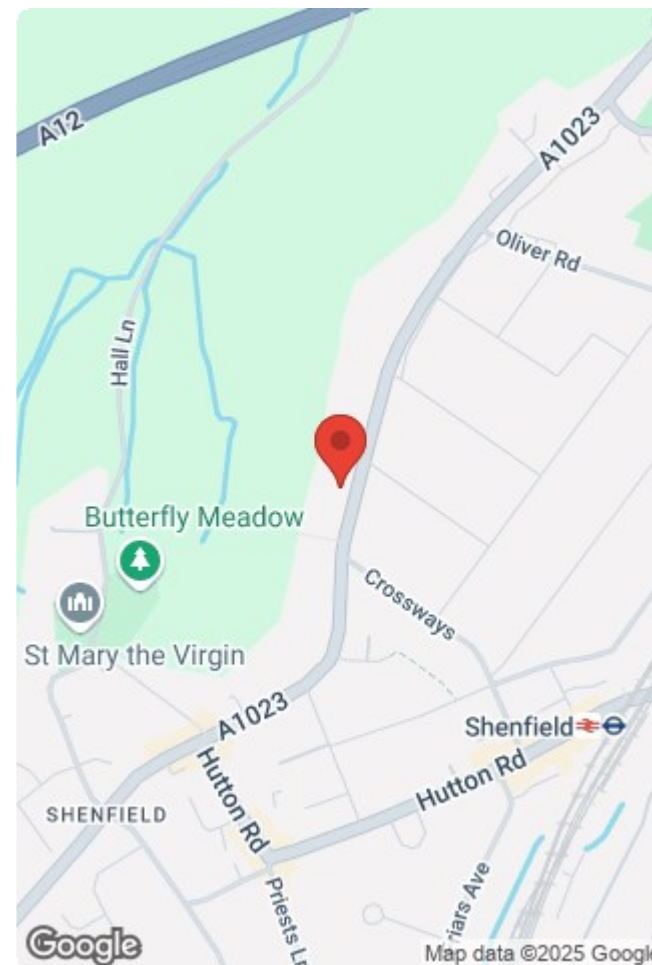
Large format porcelain floor tiling and skirtings.
Tiled shower with large ceramic tray and fully glazed sliding door enclosure.
Overhead and hand shower outlet.
Dual fuel towel rail.
Shaver socket outlet.
Bath, wash-basin and WC with limestone effect ceramic topped merbau wood joinery surround, with under bath storage.
Bathroom wall cabinet and shelving.
Vented Upvc tilt and turn frosted window.
Low voltage downlighting controlled timed extractor fan.
Enclosed underfloor heating manifold and control centre.

Rear Garden

Paved patio area leading to lawn and planted borders and hedges.
Secure fencing to all boundaries.
Garden shed.
Garden summer house with patio and picnic area.
Hedge to rear boundary with gate access to field with access to Courage playing fields, St. Marys primary school and church.

Front Garden

Block paved in-out driveway with centre planter incorporating various shrubs and low level lighting points.
Planted areas.
Gravel laid side way with redwood painted estate gate leading to rear garden and garage area.





MEACOCK & JONES



MEACOCK & JONES



MEACOCK & JONES



MEACOCK & JONES