



66 Oliver Road
Shenfield
Offers over £699,000

MEACOCK & JONES

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MEACOCK & JONES

A most appealing four bedroom semi detached home 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 spacious accommodation over three floors and benefits from an open plan kitchen/breakfast room and delightful south westerly rear garden.

- Four Bedrooms
- En-Suite Shower Room
- Sitting Room
- South Westerly rear garden
- Kitchen/Breakfast room
- St. Mary's School catchment
- Ground Floor Cloakroom
- Excellent Location



From beneath an arched entrance a step rises to a solid wood panelled front door with obscure glazed leaded light and stained glass inserts with windows to either side. This opens to the:-

ENTRANCE HALL

A painted spindle balustrade staircase rises to the first floor landing. Wood effect flooring. Period style radiator. Door to:-

SITTING ROOM 14' x 11'8 (4.27m x 3.56m)

A bright and spacious reception room drawing light from a wide UPVC double glazed leaded light bay window to the front elevation. Period style radiator. Decorative ceiling rose and coved cornice to ceiling. Picture rail. A central focal point of this room is an ornate wooden fireplace incorporating a gas coal effect fire with decorative tiled surround and slate hearth.

KITCHEN/BREAKFAST ROOM/FAMILY AREA 18'9 max x 18' to 16' (5.72m max x 5.49m to 4.88m)

This room is partially open plan and provides a kitchen area, dining area and family area. The kitchen area has been comprehensively fitted with a range of light cream units that comprise base cupboards, drawers and matching wall cabinets fitted along two walls. Space for cooking range with Baumatic stainless steel and glass extractor hood above. Space for washing machine, free standing fridge/freezer and dishwasher. A large porcelain butler style sink unit with mixer tap and tiled splashbacks. Continuation of wood effect flooring to the dining area. A central focal point of the dining area is a feature ornate wooden fireplace that incorporates a gas coal effect fire with decorative tiled surround and slate hearth. Spotlights and coved cornice to ceiling. Continuation of wood effect flooring from entrance hall. In the family area a pair of UPVC double glazed leaded light french doors with panels to either side open to the south westerly extensive rear garden. It is worth noting that the family area is an extension to the

original property and is further illuminated by three double glazed velux style windows. Contemporary style radiator. Towards the entrance of the kitchen/breakfast/family room a door opens to a useful under stairs storage cupboard which has been fitted with light and contains the meters and fuse box. Adjacent is a tall feature period style radiator. Door to cloakroom.

CLOAKROOM

The cloakroom has been fitted with a close coupled WC and wall mounted wash hand basin with coloured tiled splashbacks. Radiator. UPVC obscure double glazed leaded light window to the side elevation. Extractor fan. Coved cornice to ceiling. Decorative wainscoating.

FIRST FLOOR LANDING

Spotlights. Coved cornice to ceiling. Doors open to:-

BEDROOM TWO 14'7 max x 10'8 (4.45m max x 3.25m)

A well proportioned bedroom illuminated by a UPVC double glazed leaded light bay window to the front elevation. Feature period style radiator. Coved cornice to ceiling.

BEDROOM THREE 11' x 10'9 (3.35m x 3.28m)

A good sized bedroom situated at the rear of the property from which a UPVC double glazed leaded light window provides attractive views of the extensive south westerly garden below. Radiator. Coved cornice to ceiling.

BEDROOM FOUR 7' x 7' (2.13m x 2.13m)

Situated at the front of the property. A UPVC double glazed leaded light window overlooks the front garden. Radiator. Coved cornice to ceiling.

FAMILY BATHROOM 11'10 x 6'10 (3.61m x 2.08m)

A particularly large family bathroom that has been fitted with a four piece suite that comprises a mosaic effect tiled shower enclosure with wall mounted

controls. A freestanding roll top Victorian style claw foot bath with Victorian style mixer tap and hand held shower attachment. Pedestal wash hand basin. Close coupled WC. Period style radiator. The walls are partially tiled with a coloured mosaic effect tiling. Spotlights. Coved cornice to ceiling. This is a dual elevation bathroom fitted with UPVC obscure double glazed leaded light windows to the rear and side elevations. Wainscoating to walls. A door opens to a cupboard fitted with shelving.

SECOND FLOOR LANDING

Door to:-

BEDROOM ONE 15'7 x 14'5 (4.75m x 4.39m)

An excellent addition to this family home. A UPVC double glazed window provides elevated views of the extensive south westerly rear garden below. Period style radiator. Spotlights to ceiling. Doors open to eaves storage. Door to:-

EN-SUITE SHOWER ROOM

Fitted with a tiled shower enclosure. Close coupled WC and pedestal wash hand basin. Tiling to full ceiling height. Contrasting tiling to the floor. Shaver point. Spotlights to ceiling. Extractor fan. A UPVC obscure double glazed window faces the rear elevation.

REAR GARDEN

The rear garden is a particularly attractive feature. As previously mentioned, the rear garden has a south westerly elevation, so is in sunshine throughout virtually the entire day. The garden has a depth of 95'. Running across the rear of the property is a shingle area and adjacent to this is a pergola that covers a seating area. From here the garden is largely laid to lawn and planted with a varied assortment of shrubs and trees. From beneath a second pergola there is a continuation of the lawn which presently provides a children's play area and from here there is hard standing for a garden shed. Access to the front garden through a wooden gate.

FRONT GARDEN

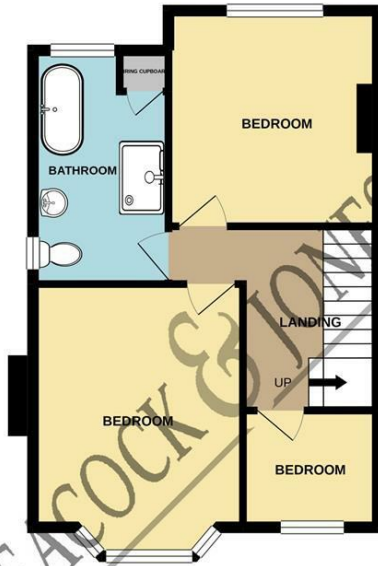
The front garden is retained by a low level red brick wall and provides off street parking for several vehicles with ease.



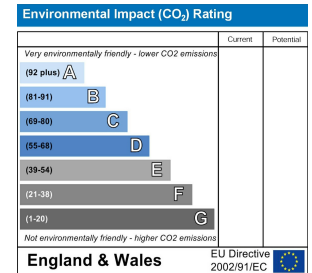
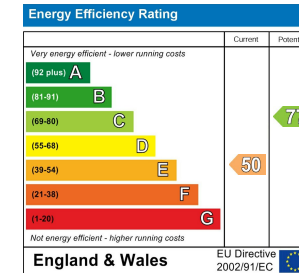
GROUND FLOOR



1ST FLOOR



ROOM IN ROOF



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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