



**5 Rochford Avenue
Shenfield**

MEACOCK & JONES

106 Hutton Road, Shenfield, Essex, CM15 8NB

Tel: 01277 218485

Email: russell@meacockjones.co.uk

Web: www.meacockandjones.co.uk

MEACOCK & JONES

This very fine spacious five double bedroom detached property with two en-suites is ideally situated in Shenfield within a short walking distance of Shenfield railway station and shopping Broadway. Offered to the market with no onward chain this attractive property offers approximately 2,418 sq ft. of living accommodation. Large South/Westerly facing garden. Within the St. Mary's school and Shenfield High School catchment area.

Offers in excess of £1,200,000



From a sheltered entrance a step rises to a solid oak front door with obscure glazed panel to the side. This opens to the:-

Entrance Hall 26'3 x 7'7 (8.00m x 2.31m)

A bright and spacious entrance into this attractive family home. White spindled staircase with oak hand rail rises to the first floor landing and below this is useful storage cupboard. Solid oak flooring. Radiator. Coved cornice to ceiling. Door to:-

Living Room/Dining Room 11'9 x 11'2 (3.58m x 3.40m)

An attractive room currently being used as a living room though it would make an excellent dining room or playroom if required. UPVC double glazed window to front elevation with radiator below. Coved cornice to ceiling.

Study 10'1 x 9'10 (3.07m x 3.00m)

An excellent study with UPVC double glazed window to the side elevation. Radiator. Coved cornice to ceiling.

Downstairs Cloakroom 7'5 x 3'11 (2.26m x 1.19m)

White suite comprising low level WC and wall mounted wash hand basin with cupboard below. Tiled splashback. Radiator. Tiling to floor. Extractor fan. UPVC obscure double glazed window to side elevation.

Utility Room 7'5 x 6'9 (2.26m x 2.06m)

A spacious utility room fitted with base and eye level units. Work surface incorporates a stainless steel sink unit with mixer tap. Space and plumbing for domestic appliances. Slate tiling to floor. Radiator. Door leading out to side.

Kitchen/Breakfast Room 9'1 x 11' (2.77m x 3.35m)

An excellent kitchen/breakfast room comprehensively fitted with a quality range of light coloured units that comprise base cupboards, drawers and matching wall units. A granite worktop incorporates the one and

a half bowl Franke sink unit with mixer tap and ribbed drainer. Stoves dual oven with gas hood and extractor hood above. Integrated appliances to remain include the fridge-freezer and dishwasher. Tiling to floor. French doors with panels to either side lead to the stunning rear garden. UPVC double glazed window to side elevation. Coved cornice to ceiling. Radiator. Door to the Spotlights to ceiling.

Large Sitting Room 27'4 x 12'7 reducing to 11' (8.33m x 3.84m reducing to 3.35m)

This stunning double aspect room draws light from a UPVC double glazed window to the side elevation and french doors with panels to either side which overlooks the magnificent rear garden and sun terrace. Coved cornice to ceiling. Bespoke built-in cupboard providing ample space for storage. Two radiators.

First Floor Landing

A very spacious landing with double doors that lead to the airing cupboard with mega flow system and shelving. Coved cornice to ceiling. Radiator. Obscure double glazed window to side elevation. Continuation of the staircase to the second floor landing below which is a useful storage cupboard.

Master Bedroom 16' x 11'11 (4.88m x 3.63m)

This spacious master bedroom has stunning views overlooking the rear garden. UPVC double glazed window with radiator below. Fitted double wardrobe.

En-suite Shower Room 8' x 5'6 (2.44m x 1.68m)

This en-suite contains a Villeroy & Boch wc, wash hand basin with wood vanity unit below and large walk-in shower cubicle with wall mounted controls. Porcelain tiled floor and walls. UPVC obscure double glazed window to side. Spotlights to ceiling. Extractor fan. Chrome towel rail.

Bedroom Two 20'2 x 10'7 (6.15m x 3.23m)

Another good size bedroom with UPVC double glazed

window overlooking the rear elevation with radiator below. Fitted wardrobes with built-in drawers to one wall. Spotlights to ceiling.

En-suite 7'4 x 5'7 (2.24m x 1.70m)

Contains a tiled shower enclosure, close coupled WC, and wash hand basin with vanity unit below. Spotlights to ceiling. Velux window. Half tiling to walls. Tiles to floor. Extractor fan.

Bedroom Three 12'3 x 10'11 (3.73m x 3.33m)

A bright and spacious double bedroom with a UPVC double glazed window to the front elevation with radiator below. Large built-in storage cupboard.

Bedroom Four 11'11 x 9'6 (3.63m x 2.90m)

Another good size double bedroom with UPVC double glazed window to the front elevation.

Family Bathroom 10'9 x 8'7 (3.28m x 2.62m)

A well appointed family bathroom fitted with a four piece suite consisting of a sunken bath, walk-in shower cubicle, Villeroy & Boch WC, and wash hand basin with vanity unit below. Radiator. Spotlights to ceiling. Porcelain tiles to the floor and walls.

Second Floor Landing

Spacious landing with velux window. Further storage cupboard.

Bedroom Five 22'12 reducing to 12'3 x 14' (6.71m reducing to 3.73m x 4.27m)

This is a fantastic size bedroom with lovely views of the rear garden. Fitted with two velux windows Eaves storage space.

Rear Garden

This stunning garden has a southerly aspect so is in sunshine throughout the entire day. Running across the rear of the property is a paved patio area of an ideal size for outside entertaining. The remainder of the garden is laid to lawn and well screened on all sides by tall shrubs and mature trees with hedging

creating a most pleasant and secluded garden setting. Shed to the rear. Outside lighting. The garden can be accessed via the french doors in the kitchen/breakfast room or via the side access from the utility room.

Garage 14'10 x 8'1 (4.52m x 2.46m)

The garage has a door leading in from the back garden. Power and lighting.

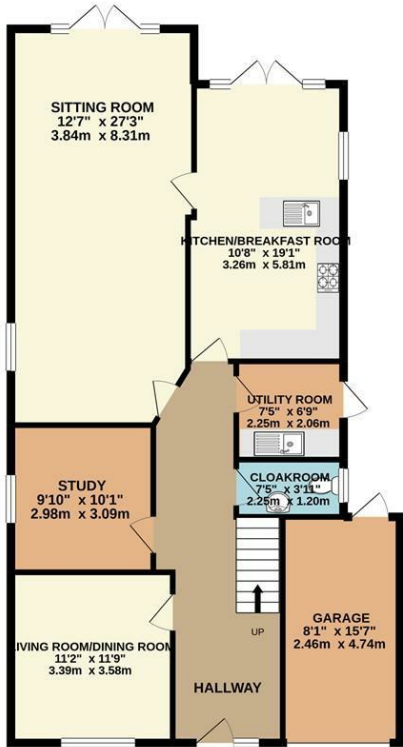
Front Garden

The front garden consists largely of a block paviour driveway that can provide off-street parking for numerous vehicles.

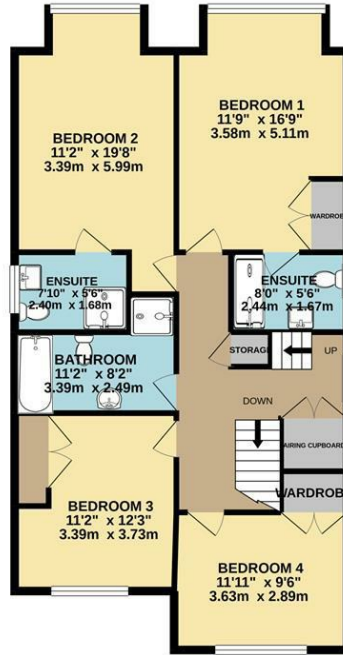




GROUND FLOOR
1145 sq.ft. (106.4 sq.m.) approx.



1ST FLOOR
942 sq.ft. (87.5 sq.m.) approx.



2ND FLOOR
331 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 2418 sq.ft. (224.6 sq.m.) approx.

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.
Made with Metropix ©2020

