



74 Worrin Road
Shenfield | Brentwood | Essex | CM15 8DH

FINE & COUNTRY

74 Worrin Road

A perfect family home in Old Shenfield, within walking distance of Shenfield station, local schools and shops offering three floors with 4 bedrooms, principal suite, bi-folding doors to the garden and a high specification throughout. Shenfield station offers Elizabeth Line services direct to Heathrow and Greater Anglia fast services into London Liverpool Street. Nearby schools include Shenfield St. Mary's, Shenfield School and the Brentwood School, together with the Anglo European at Ingatestone and Grammar Schools in Chelmsford (accessible by train).

Approached via a secure easily maintained resin driveway with brick edging, offers ample parking, the property features contemporary architectural details including feature brickwork, double glazing and contemporary entrance door. For convenience there is also an Electric Car Charging Point.

Stepping inside the property, there is a welcoming entrance hall with cloakroom/wc., where Oak wood floors sweep through the ground floor living spaces. The main reception room to the front aspect is spacious, flooded with natural light with double doors opening into the kitchen/family room. This open plan living and entertaining space is ideal for modern family living. The kitchen area features a stylish range of contemporary light-gloss units with contrasting oak worktops. A peninsula provides additional storage with integrated appliances including a dishwasher, washer/dryer, fridge/freezer, built-in double oven and gas hob with ceiling-recessed extractor. There is ample space for either a dining table or a relaxing family area with bi-folding doors opening out to the sun terrace and garden.

The first floor offers three well-proportioned bedrooms with the principal bedroom suite featuring an en-suite shower room and two windows to the front aspect with one recessed ideal as a dressing area. There is also a main bathroom with separate shower recess. The second floor features the fourth bedroom, currently used as a Home Office, with a storage/dressing area and access to further eaves storage.

















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Outside there is a side gate to the rear garden, which features a good sized west-facing paved sun terrace, idea for outside dining and relaxation. The remainder of the garden is laid to a well-tended lawn, bordered at the rear by a raised, well-stocked brick flower bed filled with mature shrubs and plants. A garden store sits in the far corner, and mature hedging provides excellent privacy and seclusion.

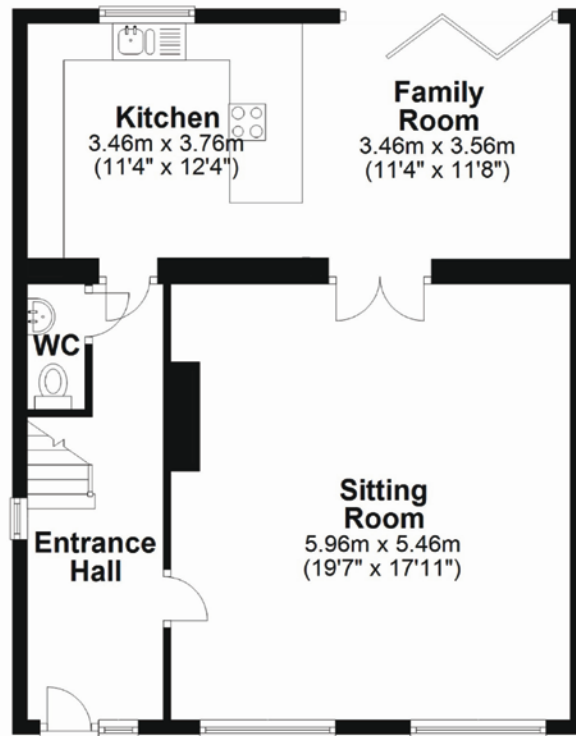
Shenfield station is approximately 0.6 miles, Brentwood station 1.2 miles, Ingatestone station 4.5 miles, Chelmsford City Centre and main line station 11.2 miles. Brentwood School is approx. 0.7 miles.

Property Information: CCTV, Gas Central Heating, Electric Car Charging Point, Council Tax Band F, EPC C.

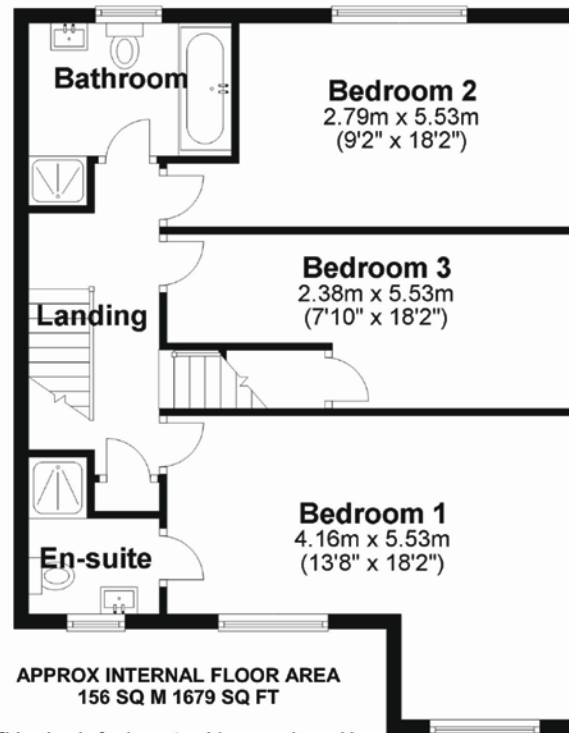




Ground Floor



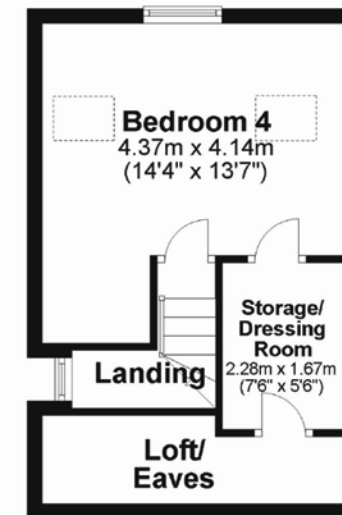
First Floor



APPROX INTERNAL FLOOR AREA
156 SQ M 1679 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.

Second Floor



Council Tax Band: F
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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