



**12 Shorter Avenue
Shenfield**

MEACOCK & JONES

OFFERS INVITED IN THE REGION OF £1,300,000 - £1,400,000

A most attractive bay fronted substantial four bedroom detached house offering beautifully appointed, bright and spacious accommodation throughout. Ideally located in central Shenfield, this appealing family home is just a few minutes walk from the mainline railway station, Crossrail terminus and shopping Broadway. The property is also within the St. Mary's school catchment area.

Guide Price £1,300,000 - £1,400,000



A solid wood entrance door with obscure glazed panels to either side opens to the:-

ENTRANCE HALL



A very spacious entrance into this very pleasant family home. Ornate coved cornice to ceiling. A spindled staircase with oak balustrade rises to the first floor landing. Useful under stairs storage cupboard. LED lights to ceiling. Travertine flooring which continues throughout the ground floor. Radiator. Glass panel wall to lounge. Further storage cupboard. Door leading to the side.

CLOAKROOM 5'6 x 2'3 (1.68m x 0.69m)

Fitted with a white suite with close coupled WC and wash hand basin with vanity unit below. Marble effect porcelain tiling to walls. LED lights to ceiling. Extractor fan.

KITCHEN/FAMILY ROOM 20'6 x 14'9 (6.25m x 4.50m)

A most impressive bright and sunny room running across the rear of the property. French doors with full length glazed panels adjoining. Continuation of ornate coving. LED lights to ceiling. Underfloor heating. Space for American style fridge/freezer. Fitted with a

range of Shaker style base and eye level wall cabinets with contrasting black granite worktop. One and half Neff oven. Neff gas hob with extractor above and granite splashback. Inset sink with ribbed granite drainer. Wine storage. LED lights to ceiling. Travertine flooring. Leading from the kitchen is the:-

UTILITY ROOM 7'10 x 6'4 (2.39m x 1.93m)

A useful addition providing additional storage. Space for washing machine and tumble drier. Travertine flooring. A door leads out the integral garage.

LOUNGE 26' into bay to 23'5 x 11'7 max (7.92m into bay to 7.14m x 3.53m max)



An attractive bright room with feature bay window with curved radiator below. This room is accessed from the hallway and from the kitchen family room. LED lights to ceiling. Ornate coving to ceiling. Wall light points. Laminate oak wood flooring.

FIRST FLOOR LANDING



A spacious part galleried landing with ornate stained glass window to the side. Access to loft space. Ornate cornice to ceiling.

STORAGE CUPBOARD 7'4 x 4' (2.24m x 1.22m)

A very useful space which could easily be converted into a further shower room, if required.

BEDROOM ONE 16'4 x 14'10 (4.98m x 4.52m)



UPVC double glazed window with radiator below

enjoying views across the west facing private rear garden. Ornate coving to ceiling. LED lights.

**BEDROOM TWO 13'4 into bay to 11'3 x 11'6
(4.06m into bay to 3.43m x 3.51m)**



Feature bay window to the front elevation and radiator below. LED lights to ceiling. Ornate cornice.

**BEDROOM THREE 16'4 x 16'1 max to 11'9 (4.98m
x 4.90m max to 3.58m)**



A very generous sized bedroom with feature stained glass window to the side. Further window overlooking

the front elevation. Ornate coving to ceiling. LED lights. Laminate floor.

BEDROOM FOUR 7'10 x 6'7 (2.39m x 2.01m)

Window enjoying views to the front of the property with radiator below. Ornate coving to ceiling. Wood effect strip flooring.

FAMILY BATHROOM 8'9 x 7'8 (2.67m x 2.34m)



Travertine to the floor and bath panel. Fitted with a white suite comprising a sunken bath with shower controls. Wash hand basin with vanity unit fitted below. Additional storage cupboards. WC with concealed cistern. LED lights to ceiling. Extractor fan. Obscure double glazed window to the rear elevation.

REAR GARDEN

The private unoverlooked westerly facing rear garden is mainly laid to lawn with mature shrub borders. Feature circular flowerbed with mature trees. Side access to the front of the property. Outside tap.

FRONT GARDEN

A pathway leads up to the house and a very spacious driveway provides access to the garage. Off street parking for several vehicles. The remainder of the area is laid to lawn.

GARAGE 15'7 x 7'9 (4.75m x 2.36m)

Two wooden garage doors with glazed panels. Eaves storage space. Power and light.



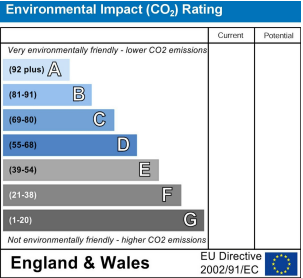
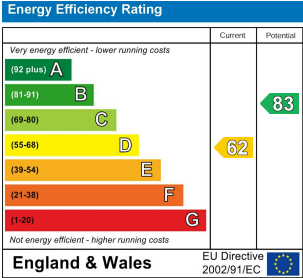
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GROUND FLOOR

1ST FLOOR



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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