



Worrin Road, Shenfield

Worrin Road

Shenfield

Guide Price £1,250,000 -
£1,350,000

This spacious family home is located in the desirable Old Shenfield area, offering convenient access to reputable schools such as Brentwood School and St Mary's School (subject to acceptance). The property is well presented and features a welcoming ground floor cloakroom, large lounge with a deep bay window and a well-fitted kitchen that includes a raised dining area. From the kitchen, steps lead down to a generous family room/study that overlooks the garden, providing a perfect space for relaxation or work. Additionally, the accommodation includes a utility room with access to the integral garage and four double bedrooms, two of which benefit from ensuite



shower rooms. The family bathroom serves the remaining bedrooms. Outside, the property offers driveway parking for several vehicles and an easily maintained rear garden measures 90' (27.54m), predominantly laid to lawn, with a summer house. Brentwood School and Shenfield mainline station, along with the Elizabeth line, are conveniently located within 0.9 miles. The property is offered for sale with no onward chain. EPC D.

Entrance Hallway

Cloakroom

Lounge 23' 9" x 12' 7" (7.23m x 3.83m)

Dining Room 12' 2" x 9' 10" (3.71m x 2.99m)

Kitchen 17' 0" x 10' 2" (5.18m x 3.10m)

Utility Room 8' 8" x 7' 8" (2.64m x 2.34m)

First Floor Landing

Bedroom One 12' 7" x 10' 5" & door recess > 10' (3.83m x 3.17m > 3.4m)

En-suite

Bedroom Two 12' 7" x 12' 5" (3.83m x 3.78m)

Bedroom Three 12' 7" x 11' 2" (3.83m x 3.40m)

Bedroom Four 12' 1" max x 10' 1" > 7'10" (3.68m x 3.07m > 2.38m)

En-suite

Family Bathroom

Garage 16' 8" x 8' 0" (5.08m x 2.44m)















Energy Efficiency Rating

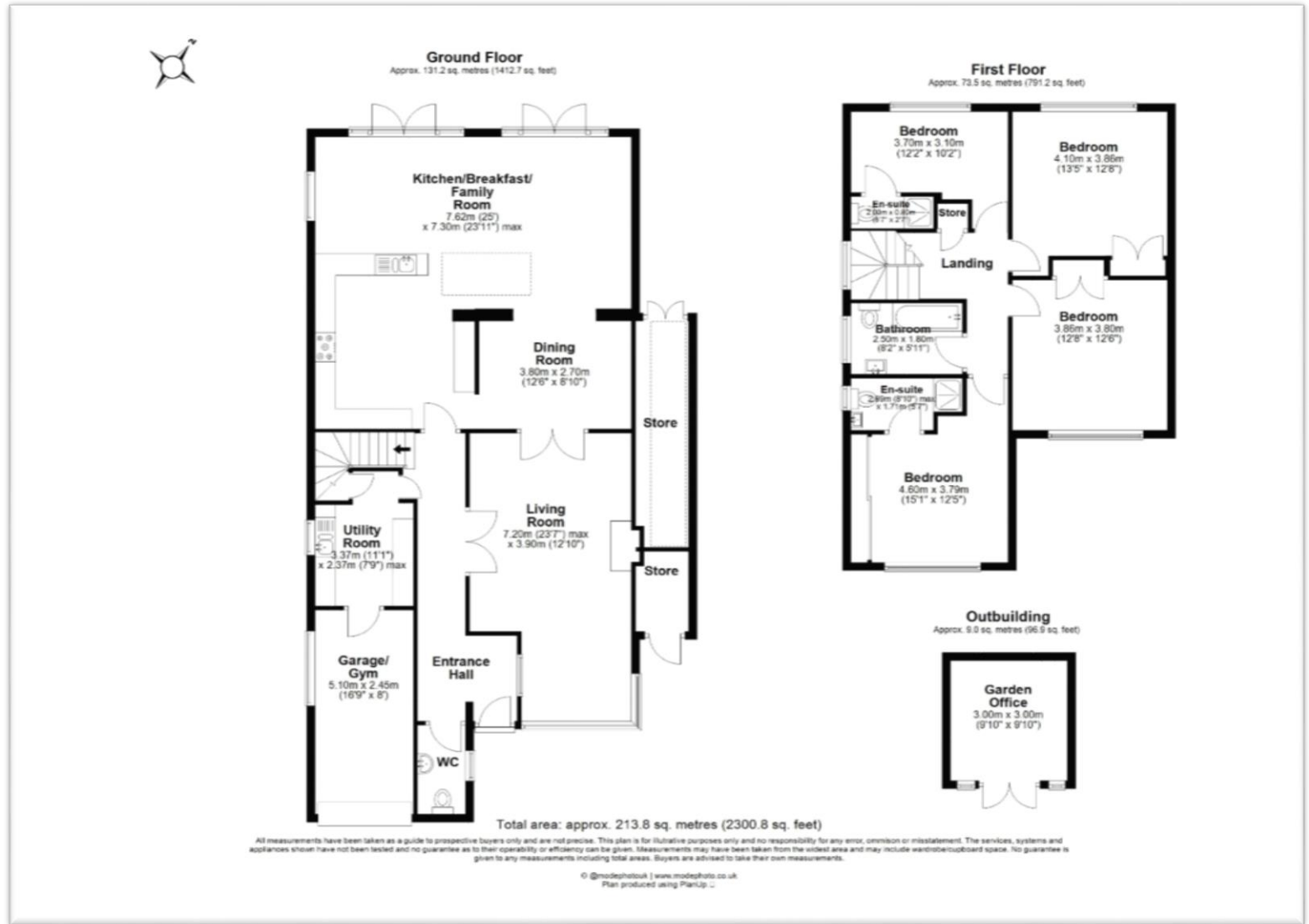
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	77
England & Wales	EU Directive 2002/91/EC	

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Council Tax Band G

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