



149 Worrin Road
Old Shenfield
Guide Price £1,000,000 - £1,100,000

MEACOCK & JONES

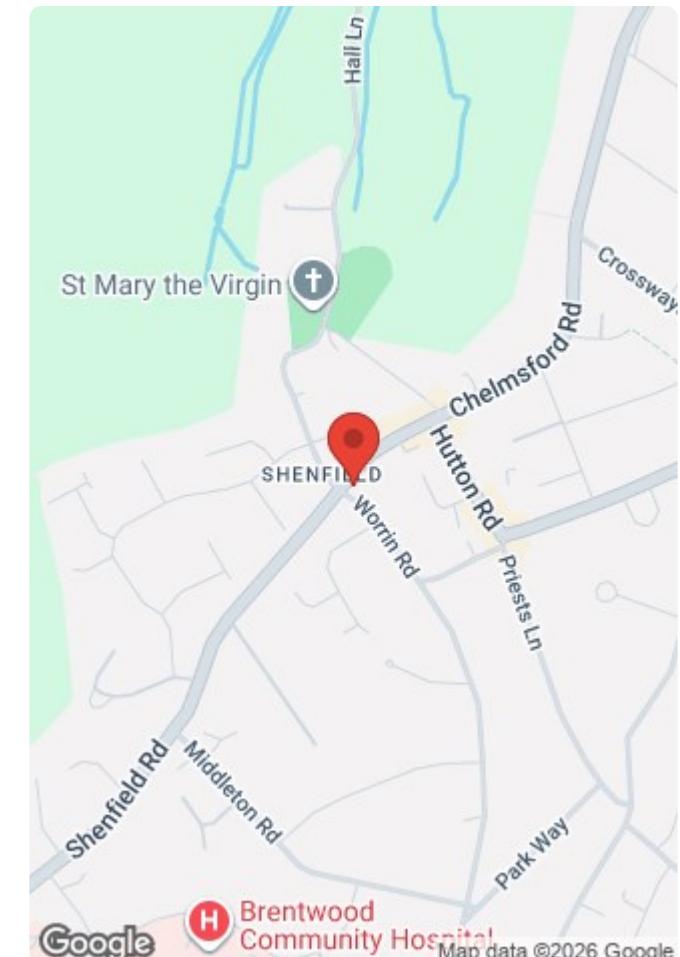
149 Worrin Road, Old Shenfield, , CM15 8JR

*** Initial Offers Invited In The Region Of £1,000,000 - £1,100,000 *** A discreetly positioned house, situated on a large 0.3 acre plot, in one of the most popular roads in the Old Shenfield area. The lovely landscaped gardens are a particularly attractive feature of this house and the property is a very short walk to Shenfield mainline railway station and the shopping Broadway. Offered to the market with no onward chain, the property is also in the St. Mary's School catchment area.

Accessed through a pair of wrought iron gates, the private driveway extends to the property, which is situated 100ft. back from Worrin Road. An obscure glazed door opens to the entrance hall, from which a door opens to a ground floor WC. The lounge extends the entire depth of the property and has the benefit of views of the extensive and secluded gardens that are situated to both the front and rear of the house. In fact, a pair of sliding patio doors opens to the rear garden terrace. A central focal point is a feature brick built fireplace. The dining room is an extension of the original house and is conveniently situated between the kitchen and lounge. Five windows face the rear and both side elevations and a pair of sliding patio doors lead outside. The kitchen has been comprehensively fitted with a range of units which comprise base cupboards, drawers and matching wall units to all four walls. A marble effect roll edge worktop incorporates one and a quarter bowl single drainer, sink unit with mixer tap and tiled splash backs above. A breakfast bar provides informal dining for two and a wide window overlooks the large surrounding rear garden. The utility room is situated adjacent with space and plumbing for domestic appliances. There is also a sink unit and a door that leads outside. On the first floor level there are three bedrooms and a shower room. Bedroom one faces the front elevation and overlooks the 100ft deep front garden. Bedroom two also faces the front and an arch leads to a dressing area fitted with floor to ceiling wardrobes that provide extensive hanging

space and also from which a vanity wash hand basin and cupboards below, connect. The shower room is a very good size which comprises a tiled shower enclosure, vanity wash hand basin with mixer tap and close coupled WC.

The setting of this house is exceptionally attractive and it is approached from Worrin Road along an approximately 100' private driveway leading to a large parking area to the front of the house. From here there is access to the integral single garage. A unique feature of this property is the secluded peaceful setting, bordered on all sides by established trees, shrubs and hedging, all helping to create an outstanding garden setting. The gardens consist of a very large lawn area bordered by colourful and varied shrub borders all complemented by established trees and hedging. As previously mentioned the plot measures 0.3 acre . Across the rear of the house is a garden terrace from which steps descend to a large lawn. The rear garden measures 85ft in width, (as measured along the rear boundary of the property) by approximately 90ft in depth (measured on the northern side boundary). It has been, for many years, beautifully maintained and planted by the present owners. The garden has been planted with a number of ornamental trees, shrubs and climbing plants. At the end of the garden is a pond with a wooden bridge and to the far corner of the garden is a summer house. Garden sheds are discreetly positioned out of sight and there is access to the front garden.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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