



Church Cottage 31 Hall Lane
Shenfield
£2,495 Per month

MEACOCK & JONES

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This attractive three bedroom detached red brick cottage is set in an idyllic position within Shenfield, and is set on a fantastic plot within a stones throw of St Marys Church and the highly rated St Marys primary school.

The accommodation commences with an entrance hall which leads into the lounge, with feature inset fireplace and window to the front. To the rear, the property benefits from a charming dining area with a window overlooking the rear garden and a feature inset fireplace, creating a warm and inviting atmosphere. Adjoining this is a cosy snug area, ideal for use as a home office. The kitchen has been nicely fitted out with low and eye level country style wood units, including fridge/freezer, washer/dryer, dishwasher, oven with hob above and a storage cupboard. From the inner lobby, a door leads out to the courtyard garden. The property also benefits from a downstairs cloakroom and a family bathroom fitted with a bath and overhead shower.

Heading upstairs there are three good sized bedrooms, the main bedroom is set to the front enjoying picturesque views, and having the benefit of floor to ceiling height wardrobes plus eaves storage. The second bedroom is set to the back of the property and also has the benefit of eaves storage. Bedroom three is set to the back and also has floor to ceiling height wardrobes.

- PERIOD RED BRICK COTTAGE
- THREE BEDROOMS
- GROUND FLOOR BATHROOM
- COUNTRY STYLE FITTED KITCHEN
- LARGE SOUTH EAST FACING GARDEN
- PICTURESQUE LOCATION
- 0.7 MILES TO SHENFIELD STATION
- GARAGE & PARKING



Accommodation comprises:

Entrance Hallway

Lounge 12'8 x 10'2 (3.86m x 3.10m)

Dining Area 13' x 13' (3.96m x 3.96m)

Snug 6'11 x 6'8 (2.11m x 2.03m)

Kitchen 9'10 x 7'10 (3.00m x 2.39m)

Cloakroom

Bathroom 7'9 x 5'3 (2.36m x 1.60m)

First Floor Landing


Bedroom One 12'8 x 8'1 (3.86m x 2.46m)

Bedroom Two 12'6 x 8'3 (3.81m x 2.51m)

Bedroom Three 9'5 x 7'3 reducing to 5'6 (2.87m x 2.21m reducing to 1.68m)





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	