



37 Chelmsford Road  
Shenfield

*MEACOCK & JONES*



Situated within the heart of Shenfield this impressive turn key property offers large living accommodation and is in an ideal location being 0.3 mile from Shenfield mainline railway station and shopping Broadway and also easily accessible to the A12. The tall ceiling height in this attractive four bedroom family home very much adds to a feeling of space throughout. The house falls within the St. Mary's and Shenfield school catchment areas. The property is offered with no onward chain.

**Offers in excess of £925,000**



The property is entranced via a UPVC double glazed front door with UPVC double glazed panels to either side opens to an impressive hallway

#### **ENTRANCE HALLWAY 12'8 x 6'5 (3.86m x 1.96m)**

LED lights to ceiling. Deep coved cornice to ceiling. Wood strip flooring. Radiator. Double oak doors with inset panels open to:-

#### **SPACIOUS LIVING ROOM 20'4 x 15'5 reducing to 11'10 (6.20m x 4.70m reducing to 3.61m)**

An impressively spacious living room. Continuation of woodstrip flooring. Deep coved cornice to ceiling. French doors with panels to either side open out to the 75' secluded rear garden. Curved feature fireplace with granite hearth. Radiator. A white spindled staircase rises to the first floor landing. Understairs storage cupboard. Doors leading to the playroom and the utility room.

#### **STUDY/PLAYROOM 14'11 x 6'6 (4.55m x 1.98m)**

A most useful room, currently used as a playroom but which could also be used as a home office. Continuation of woodstrip flooring. Deep coving to ceiling. Radiator. UPVC obscure double glazed window to the side. A step leads down to the:-

#### **UTILITY AREA 6'10 x 7' (2.08m x 2.13m)**

A useful addition to the property. UPVC double glazed window and UPVC double glazed door leading out to the garden. Laminate wood effect worktop with space for washing machine and tumble drier.

#### **CLOAKROOM 3'9 x 2'11 (1.14m x 0.89m)**

Fitted with a white close coupled WC and hand wash basin. Obscure double glazed window to the side elevation.

#### **KITCHEN 13'8 x 9'8 (4.17m x 2.95m)**

A tastefully appointed kitchen with continuation of wood strip flooring. Deep coved cornice to ceiling. UPVC double glazed window to the side elevation. UPVC double glazed window and door leading out to

the rear garden terrace. Fitted with a range of Shaker style base and eye level cabinets with wooden worktop. Electric oven and gas hob with extractor fan fitted above. Porcelain sink unit with cross head taps.

#### **DINING ROOM 16'7 into bay x 11'11 (5.05m into bay x 3.63m)**

A large room with continuation of woodstrip flooring. Attractive UPVC bay window to the front elevation with radiator fitted below. Deep coving. Feature fireplace with stone surround, cast iron inset and granite hearth.

#### **FIRST FLOOR LANDING**

Feature UPVC double glazed window with stained glass insert to the side elevation. A wide landing with continuation of feature deep coving. Access to loft storage.

#### **BEDROOM ONE 17'1 into bay x 11'11 (5.21m into bay x 3.63m)**

Continuation of deep coving. Attractive feature UPVC double glazed bay window to the front elevation with radiator below.

#### **EN-SUITE SHOWER ROOM 7' x 5' (2.13m x 1.52m )**

Tastefully decorated with a white suite comprising hand wash basin with vanity unit fitted below. Close coupled WC. LED lights to ceiling. Chromium heated towel rail. Shaver point. Walk-in shower cubicle. Extractor fan. Fully tiled to ceiling height.

#### **BEDROOM TWO 17'6 x 9'6 reducing to 7'10 (5.33m x 2.90m reducing to 2.39m)**

Feature coved cornice to ceiling. UPVC double glazed window to the front elevation with radiator below. This room also benefits from a dressing area

#### **DRESSING AREA 6'8 x 5' (2.03m x 1.52m)**

A most useful addition to the property. UPVC double glazed window overlooking the rear elevation. Feature coved cornice to ceiling.

#### **BEDROOM THREE 12' x 11'10 (3.66m x 3.61m)**

Another double bedroom with deep coving to ceiling. UPVC double glazed window to the rear elevation with radiator below.

#### **BEDROOM FOUR 10'1 x 7'8 (3.07m x 2.34m)**

A good sized fourth bedroom Continuation of deep coving. UPVC double glazed window to the rear elevation with radiator below.

#### **FAMILY BATHROOM 6'1 x 5'3 (1.85m x 1.60m)**

A well appointed room. Fully tiled to ceiling height. Fitted with a white suite comprising a bath with glass panel and shower attachment. Chromium heated towel rail. Close coupled WC. Hand wash basin. Feature coving. UPVC obscure double glazed window to the side elevation.

#### **REAR GARDEN**

The 76' rear garden commences with a large paved patio area which is ideal for outside entertaining. Side access to the front garden. Power and light. Steps lead down to the garden which is mainly laid to lawn with mature shrub bed borders.

#### **FRONT GARDEN**

This area is mainly laid to paving and provides access to the garage. Off street parking for numerous vehicles with ease.

#### **GARAGE 12'8 x 8' (3.86m x 2.44m)**

Fitted with an up and over door.





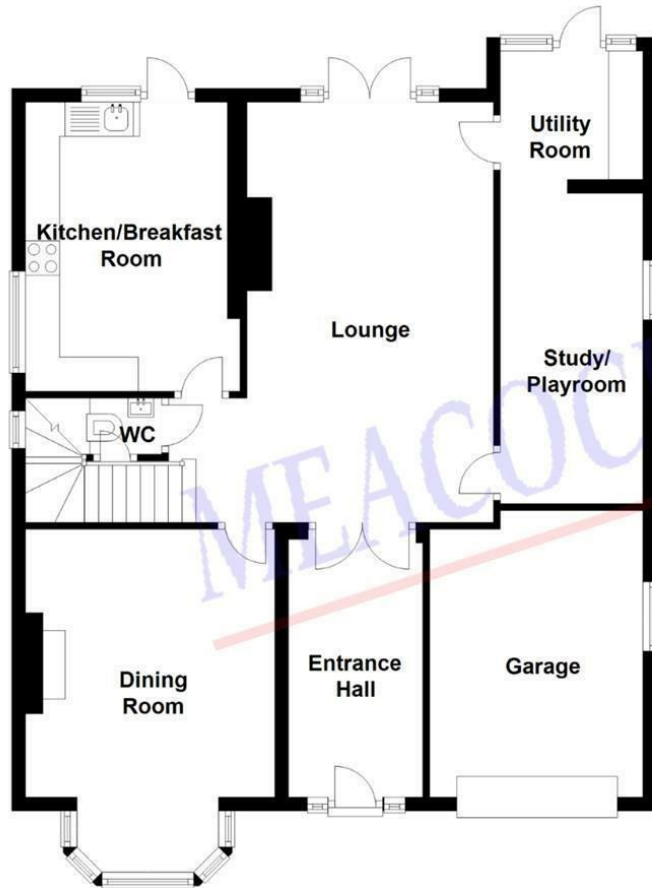






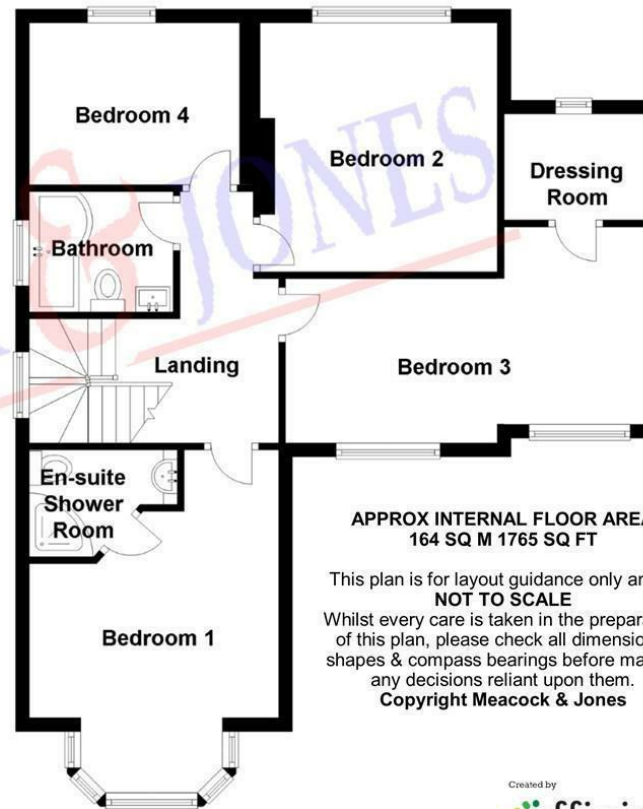


## Ground Floor



**MEACOCK & JONES**

## First Floor



APPROX INTERNAL FLOOR AREA  
164 SQ M 1765 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.  
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EPCS & PROPERTY PRESENTATION

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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