



**8 St. Andrews Place
Shenfield**

MEACOCK & JONES

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MEACOCK & JONES

A substantial and very appealing family home with a sunny rear garden located in St. Andrews Place, providing spacious accommodation to the ground floor and four bedrooms with two bath/shower rooms to the first floor. This house has an attractive open plan kitchen/family room and the location of the property is excellent, off Priests Lane, between Old Shenfield and Brentwood.

Four bedrooms. Two bath/shower rooms. Open plan kitchen/family room. Spacious sitting room. Ground floor cloakroom. Large garage/storage. Spacious garden. Excellent location.

£800,000



From beneath a sheltered entrance a wood effect UPVC obscure double glazed front door opens to the entrance hall.

ENTRANCE HALL

This is a T-shaped entrance from which a staircase rises to the first floor landing. An attractive contemporary style wood effect flooring runs throughout. Spotlights. Coved cornice to ceiling. Radiator. Thermostat to wall. Door to a practical cupboard fitted with shelving. Door to garage. Doors open to:-

GROUND FLOOR CLOAKROOM

Comprising a close coupled WC. Vanity wash hand basin with white gloss cupboard below and tiled splashbacks above. Obscure double glazed window to front elevation. Continuation of contemporary style wood effect flooring. Coved cornice to ceiling. Curved heated towel rail.

SITTING ROOM 18' x 12' (5.49m x 3.66m)



This is a lovely bright and spacious room drawing maximum light from a double glazed window to the rear aspect and a pair of double glazed french doors open to the garden. Coved cornice to ceiling. Radiator. A central focal point is a remote control contemporary style electric fireplace.

KITCHEN/BREAKFAST ROOM 23'9 x 12' reducing to 8'8 (7.24m x 3.66m reducing to 2.64m)



This is a lovely spacious kitchen/breakfast room which was formerly two rooms but has been opened to form one large open plan kitchen/breakfast/family room. The kitchen area has been extensively fitted with an attractive range of light gloss units which comprise base cupboards, drawers and matching wall cabinets with concealed down lighting fitted along three walls. A matching granite worktop incorporates a ceramic sink unit with mixer tap and granite upstand. Integrated appliances to remain include a four ring gas hob with stainless steel Bosch extractor hood fitted above. Indesit fan assisted double oven. Recess for freestanding fridge/freezer and dishwasher. Spotlights to ceiling. Light is drawn from a feature oriel window to the front elevation with additional large double glazed window overlooking the attractive garden to the rear. Radiator with bespoke ornamental cover and a UPVC double glazed door leads outside. Coved cornice to ceiling. Feature contemporary style wood effect flooring runs throughout.

FIRST FLOOR LANDING

UPVC obscure double glazed window to the side elevation. Access to loft storage space. Spotlights and coved cornice to ceiling. Doors open to a deep cupboard fitted with slatted shelving.

BEDROOM ONE 13' x 11'5 (3.96m x 3.48m)



Double glazed window to front elevation. Coved cornice to ceiling. Radiator. Running along one wall are an attractive range of light gloss wardrobes that comprise six doors and provide ample hanging and shelving space with matching chest of drawers, dressing table and beside cabinets. Door to:-

EN-SUITE BATHROOM

This room contains a tile enclosed bath with wall mounted mixer tap, shower and screen. Wall mounted wash hand basin with mixer tap and back to wall WC with concealed cistern. Tiling to floor and part tiling to walls with decorative border. Spotlights and coved cornice to ceiling. UPVC obscure double glazed window to front elevation.

BEDROOM TWO 13'5 x 9'1 (4.09m x 2.77m)



A lovely bright and spacious double bedroom with a double glazed window overlooking the garden below. Radiator. Coved cornice to ceiling.

BEDROOM THREE 12'1 x 10'3 (3.68m x 3.12m)



Double glazed window to rear elevation with radiator and bespoke ornamental cover below. Coved cornice to ceiling.

BEDROOM FOUR 10'9 x 8'1 (3.28m x 2.46m)

Double glazed window to front elevation. Radiator below. Coved cornice to ceiling.

FAMILY BATHROOM



This room has been recently re-fitted and comprises a tile enclosed bath with wall mounted taps and hand held shower attachment. Tiled shower enclosure. Back to wall WC with concealed cistern and vanity wash hand basin with mixer tap and cupboard below. Tiling to floor and to full ceiling height. Spotlights to ceiling. Contemporary heated ladder towel rail. Obscure double glazed window to rear elevation.

REAR GARDEN



The rear garden has an easterly elevation so is in sunshine throughout a large part of the day. Running across the rear of the property is a paved terrace with brick border and beyond is the garden which comprises a large lawned area and to the far corner is an additional terrace which is in sunshine throughout the entire day. Laurel hedging to the northern boundary. Two raised flower beds retained

by railway sleepers. The garden has been planted with various shrubs and plants to create privacy and provide an attractive garden setting. There is access to the front of the property by wooden gates to either side of this house. The rear garden is square and has a width and depth of approximately 40'

FRONT GARDEN

The front garden largely consists of a brick paved driveway with contrasting brick edging capable of parking several vehicles with ease and leading to the garage. The remainder of the lawn has been laid to lawn with shrub borders. Laurel hedging along the boundary from the road. Access to either side of the house through wooden gates.

GARAGE 15'3 reducing to 13'10 x 13'7 (4.65m reducing to 4.22m x 4.14m)

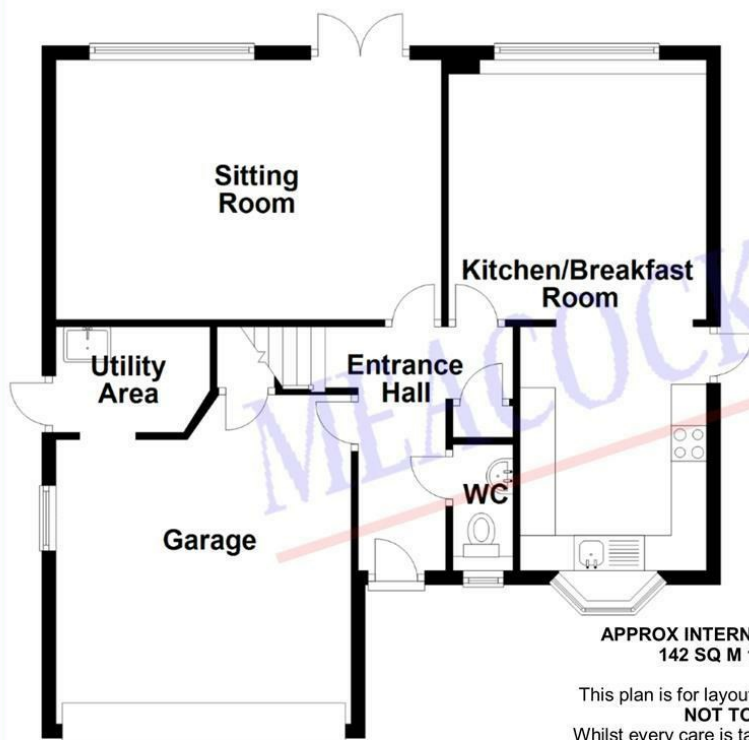
This garage has been fitted with an electronically remote controlled up and over door and has power and light. Obscure double glazed window to the side elevation. Radiator. Coved cornice to ceiling. A door opens to a utility area. The utility area has space and plumbing for domestic appliances. Wall mounted butler sink and wall mounted Potterton gas fired boiler. An obscure double glazed door leads to the rear garden. Quarry tiling to the floor. Shelving. Automatic light.







Ground Floor



First Floor



APPROX INTERNAL FLOOR AREA
142 SQ M 1534 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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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	62	76
	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	57	72
	EU Directive 2002/91/EC	