



19 Abbots Close
Shenfield
£825,000

MEACOCK & JONES

19 Abbots Close, Shenfield, Essex, CM15 8LT

A magnificent four bedroom semi detached house, situated in a pleasant cul-de-sac close to the centre of Shenfield and located within the St. Mary's school catchment area. This appealing family home has been the subject of extensive renovation and is appointed to exceptionally high levels of quality and design, providing spacious family accommodation over three floors.

A canopied entrance with oak front door leads to the:-

ENTRANCE HALL

A pleasant entrance to this appealing property, fitted with solid hardwood flooring. Radiator. A white spindled staircase rises to the first floor landing. LED lights to ceiling. Understairs storage cupboard. Additional coats cupboard.

CLOAKROOM

Tastefully appointed with a UPVC double glazed obscure window to the front elevation with radiator below. Tiled floor. Close coupled WC. Wall mounted wash hand basin with tiled splashback. LED lights to ceiling.

LIVING ROOM

13'3 x 11'4 (4.04m x 3.45m)

A splendid reception room drawing light from a UPVC double glazed window to the front elevation. A central focal point is a feature log burner with yorkstone hearth and bespoke shelving with cupboards below to either side of the chimney. Spotlights to ceiling. Radiator.

OPEN PLAN KITCHEN/FAMILY AREA

23'9 x 24' (7.24m x 7.32m)

An outstanding open plan kitchen/dining/family area fitted with a high quality range of white gloss units to base and eye level with quartz worktops above. Neff dual oven with Neff warming plate. Siemens gas hob with smart chimney hood extractor above. White tiling to walls. Island unit with stainless steel Smeg sink and built in dishwasher. Space for bar stools. Integrated fridge/freezer. Separate fridge

freezer. Pendant light fitting. LED lights to ceiling. Window to side. Two pairs of bi-folding doors open out on to the extensive rear garden. Continuation of hardwood flooring from the hallway. Designer style radiators. This room leads into the:-

UTILITY ROOM

7'1 x 6'7 (2.16m x 2.01m)

An excellent companion to the open plan kitchen/family room. Space for washing machine and tumble drier. Sink unit with storage above and below. Door leads outside. UPVC double glazed window to side. Continuation of hardwood flooring. LED lights to ceiling. This room leads into the garage area.

FIRST FLOOR LANDING

Stairs lead up to the master bedroom on the second floor level. Velux window Doors to:

BEDROOM TWO

13'4 x 12'11 (4.06m x 3.94m)

Situated at the rear of the property with a UPVC double glazed window that provides views over the attractive rear garden. LED lights to ceiling. Radiator. Built in storage wardrobe.

BEDROOM THREE

10' x 9'4 (3.05m x 2.84m)

A well proportioned bedroom. Fitted with range of mirrored wardrobes. LED lights to ceiling. UPVC double glazed window to front elevation with radiator below.

BEDROOM FOUR

10'2 x 7' (3.10m x 2.13m)

UPVC double glazed window to the rear elevation with radiator below. LED lights to ceiling.

FAMILY BATHROOM

A beautifully appointed bathroom. Half subway tiling to

walls. Tiling to floor. Fitted with a white suite comprising bath with shower attachment and HansGrohe taps. Wash hand basin with vanity unit below. LED lighting. Extractor fan. Chromium heated towel rail.

SECOND FLOOR

MASTER BEDROOM

10'6 x 9'7 (3.20m x 2.92m)

Two UPVC double glazed windows with built in shutters overlook the well tended rear garden below. Two radiators. LED ceiling lighting. Door to:-

EN-SUITE SHOWER ROOM

A luxuriously appointed en suite. Tiling to floor. Walk-in shower with drench head shower attachment above. Fully tiled. Victorian style chromium towel rail. Radiator. WC. Stylish sink with two drawer vanity unit below. Velux window overlooking the front of the property. Extractor fan.

WALK-IN WARDROBE

Velux window to the front. LED lights to ceiling. Low and high level storage space. LED lights to ceiling. Space for a drawer unit.

REAR GARDEN

The secluded rear garden commences with an impressive Yorkstone paved patio area providing an very pleasant area for outside entertaining. Outside power and lighting. A fountain provides an attractive feature. Sleeper border edging with an abundance of mature shrubs and flower beds. The remainder of the garden is laid mainly to lawn with Yorkstone centre pathway leading down to the Wooden outbuilding with veranda decking area. Power and light connected. This is currently used as a gym, though could very well serve as a games room or home office, if required.

FRONT GARDEN

The driveway is laid to granite set squares with lighting and

provides parking for several vehicles with ease. Access to garage.

GARAGE STORE

Accessed by two solid oak doors. Space for bikes and bins. Ample storage space. Power and light connected.



