



12 Glanmead  
Shenfield  
Offers in excess of £870,000

**MEACOCK & JONES**



## 12 Glanmead, Shenfield, Essex, CM15 8ER

Available for the first time in over 25 years, is this appealing four double bedroom detached house, situated in a desirable and quiet cul-de-sac between Shenfield and Brentwood.

An attractive feature of this family home is the spacious and private rear garden. St. Mary's and Brentwood Schools are nearby and Shenfield Broadway and mainline Railway Station, as well as Brentwood High Street, are all within walking distance.

A step rises to a UPVC obscure double glazed door that opens to:-

### Entrance Porch

A practical area within this property with quarry tiling to floor and UPVC panelled front door with obscure leaded light stain glass inserts with panels to side opens to:

### Entrance Hall

A bright and spacious entrance into this appealing family home. A turned staircase with white spindle balustrade rises to the first floor galleried landing below which is a most useful storage space. Cove cornice to ceiling. Radiator. Door to:-

### Ground Floor Cloakroom

The cloakroom has been fitted with a close coupled WC. Pedestal wash hand basin. Part tiling to walls with decorative border. Coved cornice to ceiling. Radiator. UPVC obscure double glazed window faces the rear elevation.

### Dining Room

11 x 10'2 (3.35m x 3.10m)

A well proportioned room situated at the front of the property with a UPVC double glazed window overlooking the front garden. Coved cornice to ceiling. Radiator.

### Sitting Room

21'2 x 14'10 (6.45m x 4.52m)

This is a delightful bright and spacious room drawing maximum light from a wide UPVC double glazed window to the front elevation and a pair of UPVC double glazed french doors with windows to either side that open to the rear garden. Coved cornice to ceiling. Four wall light points. A focal point is a feature wooden carved fireplace incorporating a gas coal effect fire with marble surround and hearth. Two radiators.

### Kitchen/Breakfast Room

11'9 max x 11'8 max (3.58m max x 3.56m max)

This is a well appointed room comprehensively fitted with a range of units which comprise of base cupboards, drawers and matching wall cabinets with concealed downlighting along three walls. A marble effect roll edge worktop incorporates a one and a quarter bowl single drainer sink unit with mixer tap with tiled splashback above. Integrated appliances to remain include a Neff oven with four ring gas hob and concealed extractor fan fitted above. Integrated dishwasher to remain, refrigerator and water softener. Feature Amtico flooring throughout. A wide UPVC double glazed window overlooks the spacious rear garden. Radiator. This kitchen/breakfast room quite comfortably accommodates a dining table and four chairs. A door opens to a deep pantry which is located beneath the stairwell. Door to:

### First Floor Galleried Landing

A UPVC double glazed window to the side of the property draws light into this broad landing. Access to loft storage where a newly installed gas fired boiler is accommodated. Coved cornice to ceiling. Radiator. Door to airing cupboard that incorporates hot water cylinder and slatted shelving above. Doors to:

### Bedroom One

12'8 x 12' plus door recess (3.86m x 3.66m plus door recess)

A splendid master bedroom. UPVC double glazed window to front elevation with radiator below. Coved cornice to ceiling. It is worth noting that all four bedrooms within this property have excellent storage facility. Built-in wardrobes with cupboards above are fitted above the bed recess with drawers adjoining. A pair of double doors open to a wardrobe providing hanging space with shelving above. Dressing table to the corner of the room with six drawers below.

### Bedroom Two

15'8 x 9' (4.78m x 2.74m)

An attractive bedroom situated at the rear of the property with a double glazed window overlooking the garden below. Radiator. Built-in wardrobe provides hanging space with cupboards above. Wood effect laminate flooring. To one corner is a built-in study area with desks and drawers below. Glazed cupboards above and shelving below. Coved cornice to ceiling.

### Bedroom Three

9'3 x 8'9 plus door recess (2.82m x 2.67m plus door recess)

Another well fitted double bedroom with a UPVC double glazed window to front elevation. Radiator. Built-in wardrobe provides hanging and shelving space. Fitted dressing table with drawers and cupboards and matching wall mounted cabinets to remain. Wood effect laminate flooring.

### Bedroom Four

9'4 reducing to 7' x 9'2 plus door recess (2.84m reducing to 2.13m x 2.79m plus door recess)

A good sized bedroom. Built-in study desk with drawers below with matching chest of drawers and wall mounted cabinets. Built-in cupboard provides hanging and shelving space. Wood effect laminate flooring. Radiator. UPVC double glazed window to front elevation.

Family Bathroom

Luxuriously appointed. Fitted with a five piece suite that comprises a tiled shower enclosure, bidet, panel enclosed bath with Victorian style mixer tap and hand held shower attachment. Close coupled WC with wooden seat and pedestal wash hand basin. Tiling to full ceiling height with decorative border. Coved cornice to ceiling. Radiator. UPVC obscure double glazed window to rear elevation.

OUTSIDE

From the kitchen/breakfast room a door leads to a sheltered lobby that provides access to both the front and rear gardens, as well as the garage which is very convenient on rainy days.

Rear Garden

The garden is a particularly attractive feature. Running across the rear of the property is a paved terrace opening to a private seating area capable of accommodating a spacious garden table and chairs. The remainder of the garden is largely laid to lawn interspersed with flower and shrub borders. Outside light and tap. The rear garden has a width of 56' and a maximum depth of 51' reducing to 45'.

Front Garden

Largely consists of a fine quality brick paved driveway constructed in 2015 capable of providing off-street parking for numerous vehicles with ease. A circular raised flower bed incorporates a fine magnolia tree with daffodils planted around. The remainder of the garden has been laid to lawn with flower and shrub borders.

Garage

This spacious double garage has internal dimensions of 17'4 x 15' and has been fitted with an up and over door. It contains power and light and has space and plumbing for domestic appliances. Meters and fuse box. Window to side.





