



**25 St. Johns Avenue
Warley**

MEACOCK & JONES

106 Hutton Road, Shenfield, Essex, CM15 8NB

Tel: 01277 218485

Email: russell@meacockjones.co.uk

Web: www.meacockandjones.co.uk

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A charismatic 1930s built family home with an abundance of character and charm available for the first time in nearly 47 years. This very fine house is situated just a short walk from local schools, shops and 0.5 miles from Brentwood mainline railway station.

Offers in excess of £875,000



From beneath a sheltered entrance a step rises to a feature front door with glazed insert and stained glass panels to either side. This opens to:-

Reception Hall

A delightful bright and spacious entrance into this appealing family home. Dado rail. Radiator. Wall lights. Stairs rise to first floor landing. Understairs storage cupboard.
Door to:-

Sitting Room/Study 11'1 x 7'7 (3.38m x 2.31m)

A delightful room with feature cove cornice to ceiling and decorative ceiling rose. Dado rail. Wall lights. Glazed window to front elevation. Radiator.

Lounge 13'5 into bay x 14'11 (4.09m into bay x 4.55m)

A very attractive reception room drawing light from a stunning hardwood bay window to the front elevation. Dado rail. Radiator. A central focal point is a feature fireplace which decorative surround.

Dining Room 13'5 x 11'5 (4.09m x 3.48m)

An excellent room drawing light from french doors to the rear elevation. Cove cornice to ceiling with decorative ceiling rose. Wall lights. Radiator.

Downstairs Shower Room 7'7 x 5'6 (2.31m x 1.68m)

A tastefully decorated shower room that contains a corner shower enclosure, close coupled WC and wash hand basin. Chrome heated towel rail.

Kitchen 14'4 x 8'5 (4.37m x 2.57m)

A spacious kitchen fitted with a range of wooden units that comprise base cupboards, drawers and matching wall cabinets. Space for range cooker with feature canopy above. Inset into a roll edge worktop is a one and a quarter bowl stainless steel single drainer sink unit. Attractive wooden glazed window overlooking the stunning rear garden. Hardwood flooring. Radiator.

Utility Room 8'10 x 8' (2.69m x 2.44m)

An excellent companion to the kitchen fitted with a range of units that comprise base cupboards, drawers and matching wall cabinets. Space for washing machine and tumble dryer. Additional space for fridge-freezer. Stable style door to the rear garden. Quarry tiled flooring. Radiator. Houses the gas fired boiler. Internal door to the garage.

First Floor Landing

Window to side elevation.

Bedroom One 13'11 into bay x 11'10 (4.24m into bay x 3.61m)

A splendid master bedroom beautifully illuminated by a bay window overlooking the front with radiator below. Feature cove cornice to ceiling with decorative ceiling rose. Dado rail. Wall lights.

Bedroom Two 11'6 x 11'2 (3.51m x 3.40m)

Another good size bedroom with built-in windows with hanging rail and shelving. Radiator. Hardwood window overlooking the garden. Cove cornice to ceiling with decorative ceiling rose.

Bedroom Three 10'3 into bay x 7'9 (3.12m into bay x 2.36m)

Bay window to front elevation and additional feature stain glass oval window to the side elevation. Radiator. Useful storage cupboard. Dado rail.

Bedroom Four 8'5 x 6'11 (2.57m x 2.11m)

Hardwood window overlooking the well tended rear garden. Radiator.

Family Bathroom 9'4 x 5'7 (2.84m x 1.70m)

Victorian style bathroom with cast iron bath with mixer tap and shower attachment. WC with high cistern and wash hand basin. Wood panelling to walls. Feature cast iron towel rail. Amtico style flooring. Obscure glazed window to rear elevation.

Rear Garden

The beautifully well tended garden is a most appealing feature. The 120' south facing garden is in sunshine throughout virtually the entire day. Running across the rear of the property is a paved terrace. The garden consists mostly of lawn and has been planted an assortment of interesting plants and mature shrubs. Pergola. Two sheds. Outside tap.

Front Garden

Pea shingle driveway that accommodates parking for numerous vehicles. Grass area with flowers and shrubs enclosed by a low level brick wall.

Garage 17' x 8'2 (5.18m x 2.49m)

The garage has been fitted with power and light and is accessed from the driveway.





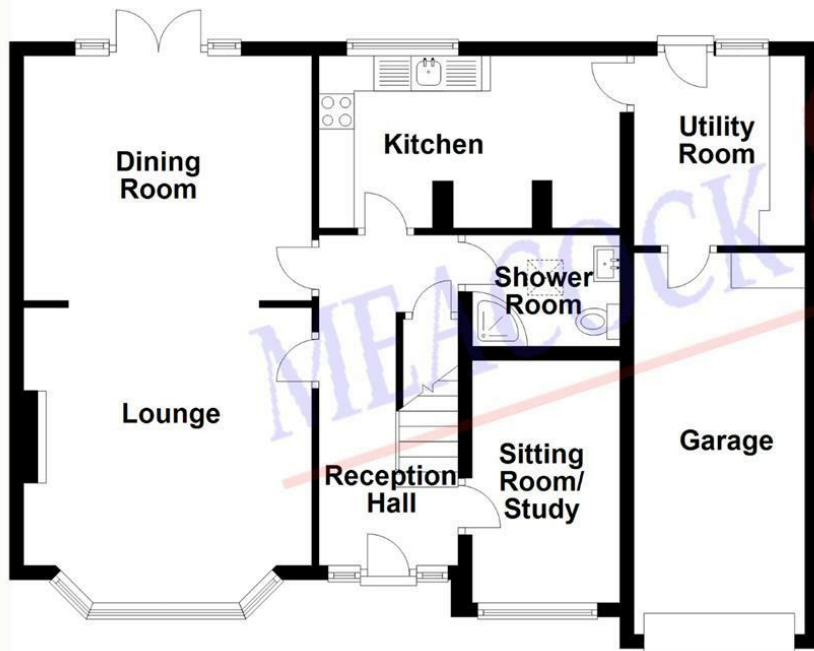


APPROX INTERNAL FLOOR AREA
138 SQ M 1487 SQ FT

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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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Ground Floor



First Floor



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	83

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	79