



4 Keats Walk  
Hutton Poets

*MEACOCK & JONES*



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**MEACOCK & JONES**

\* INITIAL OFFERS INVITED IN THE REGION OF £475,000 - £500,000 \*

A great opportunity to purchase this extended three bedroom semi-detached property providing excellent all round family accommodation with a spacious square footage of 1310 sq ft including outbuildings. The property is located close to Shenfield mainline railway station and shopping Broadway and within easy reach of good local schools.

## Offers over £475,000



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

#### **Entrance Porch 6'2 x 2'2 (1.88m x 0.66m)**

A useful area within the property for the storage of coats and shoes etc. Door to:-

#### **Entrance Hall 11'4 x 6'2 (3.45m x 1.88m)**

A bright and spacious entrance into this family home. Stairs rise to the first floor landing. Laminate flooring. Radiator. Door to:-

#### **Lounge 21'10 max x 13'10 > 9'8 (6.65m max x 4.22m > 2.95m)**

This well proportioned 'L' shaped reception room draws light from a large UPVC double glazed window to the front elevation. Solid wood flooring. Two radiators.

#### **Kitchen/Family/Dining Area 20'6 x 17'4 max (6.25m x 5.28m max)**

This is an outstanding kitchen/family/dining area comprehensively fitted with a fine quality range of black and white gloss units that comprise base cupboards, drawers and matching wall cabinets. Wooden worktops. One and a quarter bowl stainless steel single drainer sink unit with mixer tap and tiled splashback. Slate effect flooring. To the centre of the room is a large island unit with drawers offering additional storage and a matching wooden worktop. Large range cooker with extractor above. Two radiators, one with an ornamental cover. Space for washing machine, tumble dryer, dishwasher and American style fridge-freezer. UPVC double glazed window faces the rear elevation and a set of UPVC double glazed french doors that leads to the rear garden sun terrace. Glazed door that leads to a:-

#### **Sitting Room/Bedroom Four 11'4 x 9'6 (3.45m x 2.90m)**

This room is currently being used as a sitting room though could quite easily be used as a dining room or

play area. Laminate wood effect flooring. Radiator. UPVC double glazed french doors lead out to the rear garden and a further UPVC double glazed window to the side elevation.

#### **First Floor Landing**

UPVC obscure glazed window to the side elevation. Access to loft storage. Door to:-

#### **Bedroom One 11'5 x 10'8 (3.48m x 3.25m)**

This is a good size double bedroom with a UPVC double glazed window overlooking the front elevation with radiator below. This room has been fitted with built-in wardrobes along two walls which provide ample hanging and shelving space. Spotlights to ceiling.

#### **Bedroom Two 10'1 x 9'6 (3.07m x 2.90m)**

Another good size double bedroom with UPVC double glazed window overlooking the rear garden. Laminate wood effect flooring. Radiator.

#### **Bedroom Three 8'8 x 8' (2.64m x 2.44m)**

Another sizeable bedroom from which a UPVC double glazed window to the front elevation with radiator below. Laminate wood flooring.

#### **Family Bathroom**

This large family bathroom has been fitted with a tiled enclosed bath with mixer tap and shower attachment above. Corner shower with wall mounted controls. Vanity wash hand basin with white gloss drawers fitted below. Close coupled WC. Chrome towel rail. Tiling to floor and to full ceiling height. Spotlights to ceiling. UPVC obscure double glazed window to the rear elevation.

#### **Rear Garden**

The garden sits on a corner plot and is a particularly attractive feature to this property measuring approximately 70'. Running across the rear of the property is a raised decked area of an ideal size for eating out on warm summer evenings. The

remainder of the garden is laid to lawn and has been planted with an interesting assortment of mature shrubs and plants which all contribute to create a lovely garden setting. Side access to the front garden.

#### **Front Garden**

The front garden consists of a brick paved driveway capable of providing off street parking for a good many vehicles with ease.

#### **Detached Music Room/Garage/Home Office 19'9 x 7'6 (6.02m x 2.29m)**

The garage is currently being used as a music room but could quite easily be used once again as a garage or alternatively as a home office. UPVC double glazed windows to the side elevation. Laminate wood flooring. Contains power and light.







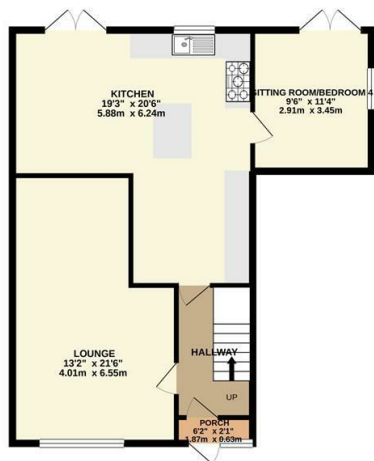




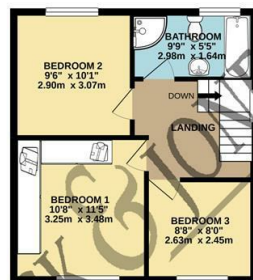




GROUND FLOOR  
896 sq.ft. (83.2 sq.m.) approx.



1ST FLOOR  
414 sq.ft. (38.5 sq.m.) approx.



2ND FLOOR  
0 sq.ft. (0.0 sq.m.) approx.



TOTAL FLOOR AREA : 1310 sq.ft. (121.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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