



**43 Rochford Avenue
Shenfield**

MEACOCK & JONES

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A most appealing extended three bedroom semi detached house located in this very pleasant and convenient park of Shenfield Park, only a few minutes walk from the mainline railway station and shopping Broadway. This lovely family home has been appointed to a very high standard throughout. St. Mary's School and Shenfield High School catchment area.

Offers in excess of £775,000



From beneath an arched brick sheltered entrance a quarry tiled step ascends to a solid wood front door with glazed panels to either side which opens to:-

Entrance Hall 11' x 11' (3.35m x 3.35m)

A bright and spacious entrance into this appealing family home. An oak balustrade staircase rises to the first floor landing. Useful storage cupboard below. Coved cornice to ceiling. Radiator with ornamental cover. Attractive terracotta floor tiles that extend to the kitchen/breakfast room.

Lounge 15'1 x 11'11 (4.60m x 3.63m)

A most impressive reception room drawing light from a UPVC double glazed bay window to the front elevation. A key focal point to this room is a attractive stone mantel with cast iron insert and granite hearth. Radiator with ornamental cover. Solid wood flooring. Coved cornice to ceiling. An archway leads to the:-

Dining Room 10'3 x 10'2 (3.12m x 3.10m)

A well proportioned reception room. Continuation of the solid wood flooring from the lounge. Radiator with ornamental cover. Coved cornice to ceiling. Glazed french doors with panels to either side opens to:-

Sitting Room 10' x 9' (3.05m x 2.74m)

This room is currently being used as a sitting room but could quite easily be used as a playroom, if required. Velux skylight to ceiling. Coving and LED lights to ceiling. UPVC double glazed window overlooks the south westerly rear garden. Radiator.

Kitchen/Breakfast Area 21'4" x 7'3" > 7'1 (6.50m x 2.21m > 2.16m)

This is an excellent area which has been recently upgraded. Comprehensively fitted with a good quality range of white shaker style units which comprise base cupboards, drawers and matching wall cabinets. Inset into a long laminate worktop is a one and a half bowl stainless steel sink unit with mixer tap and drainer. Neff pyrolytic oven with Neff gas hob and

Neff extractor hood fitted above. Built-in Bosch dishwasher. Space for washing machine. Metro tiling to the walls. Coving and LED lights to the ceiling. Continuation of terracotta tiling to floor. LED lights to ceiling. An archway opens into a most useful breakfast/seating area. Ample space for a breakfast table. Space for fridge/freezer. Radiator. Continuation of terracotta flooring from the hallway. French doors leading out to the beautifully tended rear garden. Additional UPVC double glazed window to the side elevation.

Shower Room 7'3 x 4'8 max (2.21m x 1.42m max)

Tiling to floor and half tiling to walls. Walk-in shower cubicle with electric Triton shower. Fitted with a white suite comprising low level flushing WC. Wash hand basin. Extractor fan to ceiling. LED lights to ceiling. UPVC double glazed window overlooking the front elevation. Shaver point. Chromium towel rail.

Utility Room 5'6 x 4'1 (1.68m x 1.24m)

Leading from the kitchen. Fitted with a range of base and eye level units with wooden worktops. Space for tumble drier. UPVC double glazed window to the rear elevation. Coved cornice to ceiling. Gas fired boiler providing heating and hot water.

First Floor Landing

Stairs rise to the part galleried first floor landing. Large obscure UPVC double glazed window. Access to fully boarded loft storage space.

Bedroom One 15'9 into bay x 9'11 (4.80m into bay x 3.02m)

Fitted with a range of floor to ceiling wardrobes providing ample hanging and storage space. Radiator. UPVC double glazed bay window to the front elevation. Coved cornice to ceiling.

Bedroom Two 10'3 x 9'6 (3.12m x 2.90m)

Coved cornice to ceiling. UPVC double glazed window overlooking the rear garden. Radiator below.

Bedroom Three 9'6 x 7'10 (2.90m x 2.39m)

UPVC double glazed window to the front elevation with radiator below. Built-in airing cupboard housing the megaflo. system.

Family Bathroom 8'1 x 8'6 max (2.46m x 2.59m max)

Fitted with a white suite comprising WC. Wash hand basin with two drawer vanity unit below. Walk-in shower cubicle Chromium heated towel rail. Panel enclosed bath. Shaver point. Tiling to floor and half tiling to walls. Extractor fan. LED lights. Coved cornice to ceiling.

Rear Garden

A most attractive feature of this property is the unoverlooked low maintenance south west facing rear garden. Commencing with a porcelain paved patio area with a retaining brick wall with steps leading up to the astro lawned garden. Shrub bed borders planted with a range of mature shrubs. Garden shed. Power and light connected.

Front Garden

The property is approached from a block paviour driveway with parking for several vehicles with ease. Low level retaining brick wall. Mature shrub bed borders.





Ground Floor



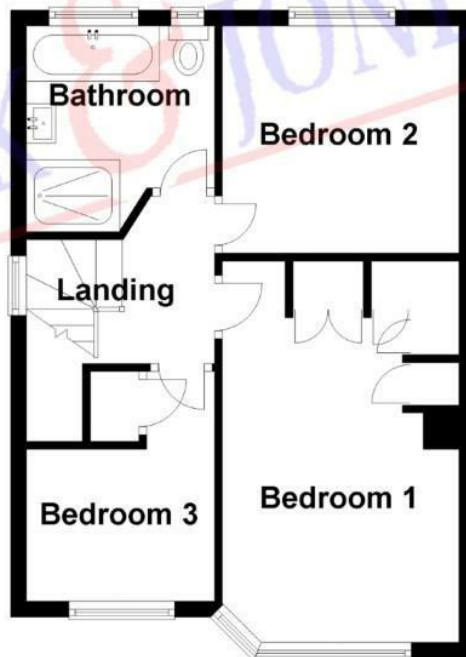
APPROX INTERNAL FLOOR AREA
104 SQ M 1127 SQ FT

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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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	59	71
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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	EU Directive 2002/91/EC	