



**13 Mount Crescent
Warley**

MEACOCK & JONES

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MEACOCK & JONES

A bright and spacious four bedroom detached family home ideally placed in one of the premier roads of the Warley area. This attractive property is situated near to the country park and Brentwood mainline railway station and local amenities.

Offers in excess of £1,075,000



Steps rise to a sheltered entrance from which a wood panelled front door with stained glass window panel to the side opens to the:-

Reception Hall 8'7 x 7'5 (2.62m x 2.26m)

A delightful bright and spacious entrance into this very appealing family home. Woodpecker engineered oak chevron flooring. Plate rail. Feature radiator. A staircase rises to the first floor landing. Doors open to:-

Ground Floor Cloakroom 12'10 x 6'3 (3.91m x 1.91m)

Fitted with a close coupled WC and wash hand basin. Porcelain tiles to the floor. Feature radiator. Obscure UPVC double glazed window to the front elevation. Spotlights to ceiling. Modern built-in floor to ceiling gloss storage cupboard. This room could easily be converted into a shower room if required.

Dining Room 12'5 x 11'10 (3.78m x 3.61m)

An excellent dining room of an ideal size for entertaining. Continuation of the stunning Woodpecker engineered oak chevron hardwood flooring. Plate rail. Feature radiator. A key focal point to this room is a feature cast iron fireplace. Opens to the family room. Door to:-

Utility Area

The utility area contains base cupboards and matching wall cabinets. Wood worktop. Space and plumbing for domestic appliances. Wall mounted gas fired boiler.

Family Room 17' x 12'6 (5.18m x 3.81m)

This is an outstanding room in every respect illuminated by aluminium bi-folding doors that lead to the rear garden and a further three velux windows that draw additional light into the room. Spotlights to ceiling. Two feature column radiators. Continuation of Woodpecker engineered oak chevron flooring. Open plan to the dining room. Leads to:-

Kitchen Area 17' x 11' (5.18m x 3.35m)

The bespoke Walker Blakley kitchen area has been fitted with a range of good quality grey units consisting of base cupboards and wall cabinets. Integrated appliances to remain include Neff oven with warming drawer, Neff built in microwave. Neff gas hob with extractor above. Built-in dishwasher. Granite worktops. The large island unit which provides a breakfast bar capable of seating four people with ease and incorporates the sink unit with a hot, cold and Quooker boiling water tap. Light is drawn from the aluminium framed double glazed bi-folding doors that open to a paved rear garden sun terrace. Running throughout the kitchen area is a continuation of the Woodpecker engineered oak chevron flooring with underfloor heating. Spotlights to the ceiling. Door to living room. Steps lead down to the:-

Study Area 12'8 x 8'6 (3.86m x 2.59m)

A very useful area within the property. Spotlights to ceiling. Wood flooring. Double glazed window and door to the rear elevation. Additional door to the garage.

Living Room

This is a splendid reception room which draws light from a large double glazed bay window to the front elevation. A key focal point to the room is the feature fireplace. (the gas is presently disconnected, but can easily be reconnected, if required). Plate rail. Continuation of Woodpecker engineered oak chevron flooring. Feature radiator. Stain glass window divider.

First Floor Landing

A bright and spacious landing with a stained glass window to the front elevation and a further double glazed window overlooking the side elevation. Access to loft storage space. Radiator. Doors to:-

Master Bedroom 16'11 x 11'1 (5.16m x 3.38m)

A splendid master bedroom with French doors to the

Juliet style balcony overlooking the stunning rear garden. Two additional windows draw light into the room. Plate rail. There is potential to incorporate an en-suite to this room if required.

Bedroom Two 16' x 11'11 (4.88m x 3.63m)

A spacious bedroom situated at the front of the property. Double glazed window with radiator below. Plate rail.

Bedroom Three 11'11 x 10' (3.63m x 3.05m)

Another good size double bedroom with UPVC double glazed window to the rear elevation with radiator below. Built-in storage cupboard that houses the mega-flow unit. Plate rail.

Bedroom Four 9'11 x 8'10 (3.02m x 2.69m)

A delightful room with double glazed window to the front elevation with radiator below. Plate rail.

Family Bathroom

This is a luxuriously appointed room fitted with a suite which comprises of a walk-in shower cubicle with wall mounted controls, bath with shower attachment, sink with two drawer vanity unit and Villeroy & Boch close coupled WC. Porcelain tiles to the floor and to full ceiling height. Obscure double glazed window to the rear elevation. Underfloor heating. Feature towel rail. Spotlights to ceiling. Extractor fan.

Shower Room

Contains a walk-in shower enclosure with wall mounted controls, sink with one drawer vanity unit and close coupled WC. Porcelain tiles to the floor and to full ceiling height. Stained glass window to the front elevation and a further obscure double glazed window to the side elevation. Spotlights to the ceiling. Extractor fan.

Rear Garden

The beautifully landscaped Southerly rear garden is a wonderful feature of the property measuring approximately 95'. Running across the rear of the

property is a paved granite terrace retained by low level walls. A seating area has been created which is in sunshine throughout virtually the entire day. Stairs rise to the remainder of the garden which is mainly laid to lawn and has been planted with a varied and interesting assortment of plants, shrubs and trees that all serve to create a most attractive garden setting. Outside lighting. There is side access to the front of the property.

Front Garden

The property is set well back from the road and is approached by a driveway that leads to the garage. The remainder of the garden is laid to lawn.

Garage

With up and over door. Internal dimensions of 17'1 x 8'9. Power and lighting. Additional storage space.

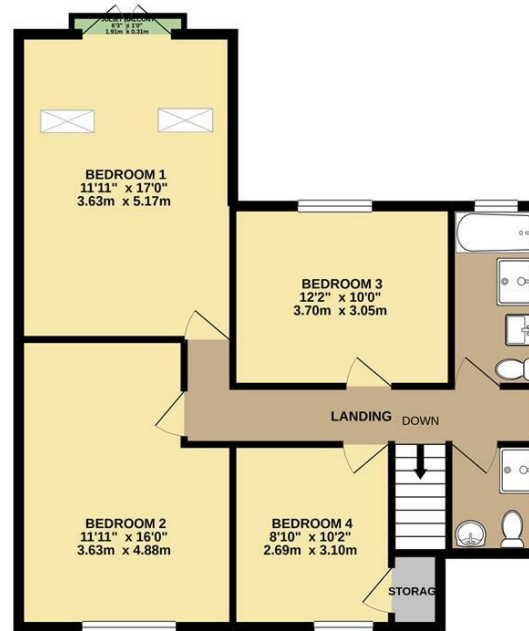




GROUND FLOOR
1205 sq.ft. (111.9 sq.m.) approx.



1ST FLOOR
769 sq.ft. (71.4 sq.m.) approx.



TOTAL FLOOR AREA: 1973 sq.ft. (183.3 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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