



MEACOCK & JONES

4 Bedrooms

House - Detached

Located in Shenfield

OIEO £1,095,000



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01277 218485

9 St. Marys Avenue Shenfield

Brentwood | Essex | CM15 8PY



This stylishly appointed turnkey home, with four bedrooms and three bathrooms, is set in a quiet, peaceful turning, just 0.7 miles from Shenfield's mainline station and high street shops. The station offers a fast and frequent service into London, along with other options provided by the Elizabeth Line, whilst there is a good range of shops, bars and restaurants to choose from. The property also benefits from being within the highly sought after St Marys School catchment, along with many other great options.

The property was newly constructed 6 years ago and provides spacious accommodation, which commences with a large hallway, with luxury vinyl flooring throughout the ground floor, giving access to the cloakroom, and a reception room, perfect for use as a dining room or playroom, with lovely feature bay window to the front. In addition, there is an office, plus a bright and airy lounge/dining room with attractive fireplace and sliding doors overlooking and leading to the garden. The kitchen is a great space with central island, double butler sink and shaker style units, with lots of quartz work top space for meal preparations, along with some integrated appliances. Sliding doors and skylight windows flood this area with natural light, and the separate utility room provides space for additional appliances, with a courtesy door leading outside.

Heading upstairs, the turned staircase leads to the landing which in turn leads to the four double bedrooms, bedroom one having a large walk in dressing room and modern ensuite shower room, bedroom two also having its own ensuite bathroom. There are two further bedrooms, also nicely appointed and a modern family bathroom.

Externally, to the front, a shingled driveway provides parking for a number of cars, whilst the south east facing rear garden is completely unoverlooked, with an attractive terrace and outside kitchen, making it a great place to entertain. To the foot, is a nicely decorated home office with bifold doors.



9 St. Marys Avenue

OIEO £1,095,000 Freehold

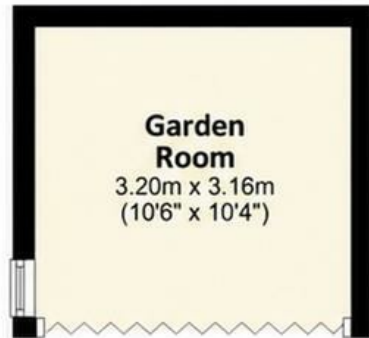
- DETACHED FAMILY HOME
- THREE BATHROOMS
- ATTRACTIVE GARDEN ROOM/OFFICE
- 0.7 MILES TO SHENFIELD STATION
- FOUR DOUBLE BEDROOMS
- GENEROUS LIVING ACCOMMODATION
- SECLUDED SOUTH EAST FACING GARDEN
- ST MARYS SCHOOL CATCHMENT





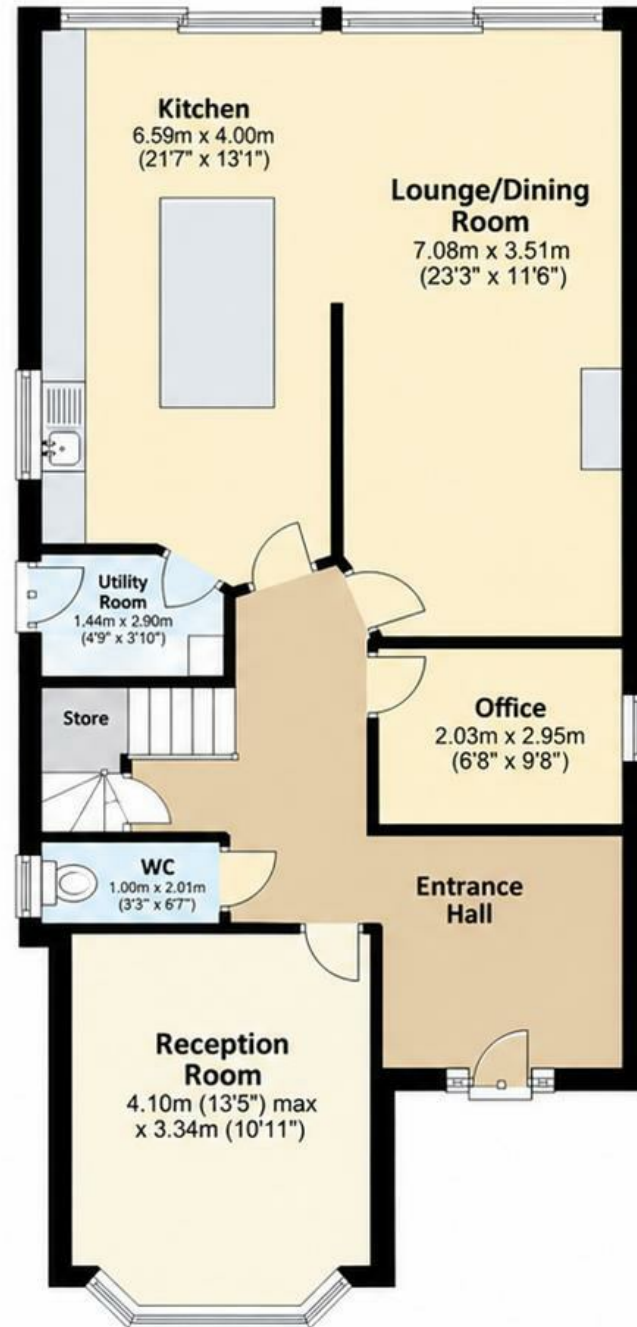
Garden

Approx. 10.1 sq. metres (108.8 sq. feet)



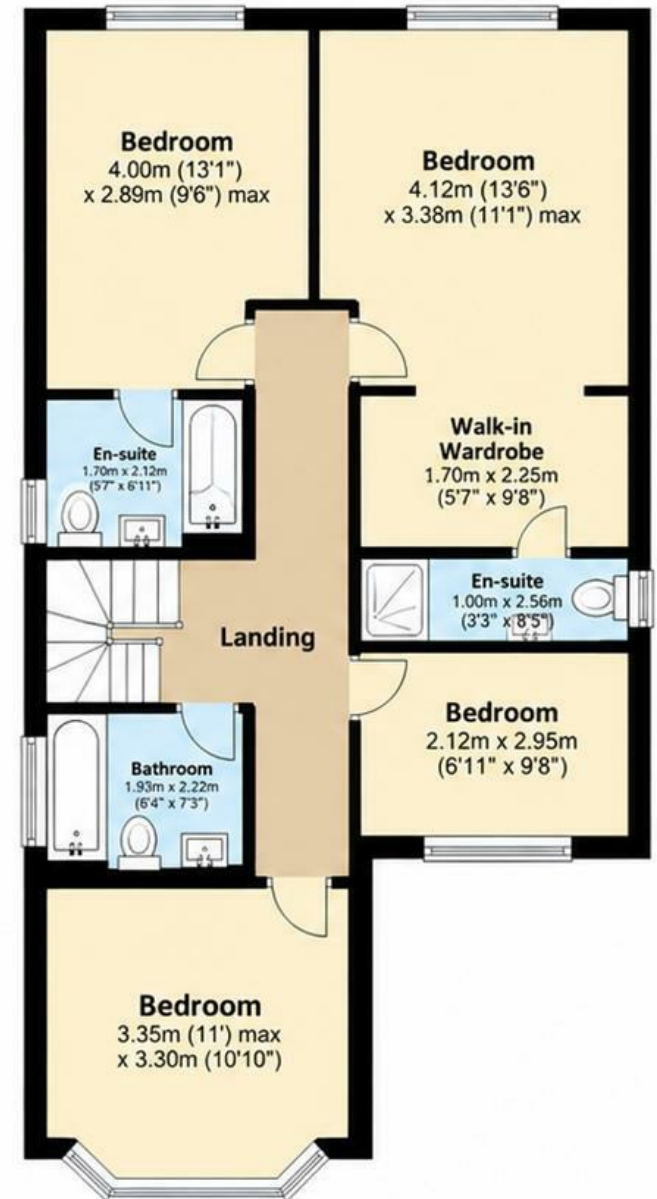
Ground Floor

Approx. 85.2 sq. metres (916.7 sq. feet)



First Floor

Approx. 71.4 sq. metres (768.2 sq. feet)



Total area: approx. 166.6 sq. metres (1793.7 sq. feet)

St Marys Avenue

Accommodation comprises:

Entrance Hall

Reception Room

13'5 x 10'11

Office

9'8 x 6'8

Cloakroom

6'7 x 3'3

Utility Room

4'9 x 3'10

Lounge/Dining Room

23'3 x 11'6

Kitchen

21'7 x 13'1

First Floor Landing

Bedroom One

13'6 x 11'1 max

Dressing Room

9'8 x 5'7

Ensuite Shower Room

8'5 x 3'3

Bedroom Two

13'1 x 9'6 max

Ensuite Bathroom

6'11 x 5'7

Bedroom Three

11' x 10'10

Bedroom Four

9'8 x 6'11

Family Bathroom

7'3 x 6'4

Externally

Garden Room

10'6 x 10'4

MEACOCK & JONES

106 Hutton Road

Shenfield

Essex

CM15 8NB

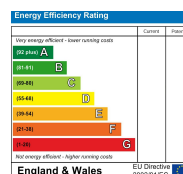
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Council Tax Band: F

Local Authority: Brentwood Borough Council



Whilst care has been exercised in the preparation of these particulars, statements about the property must not be relied upon as representations or statements of fact. Prospective purchasers must make and rely upon their own enquiries and those of their professional representatives. All measurements, areas and distances given are approximate. We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order. Any fixtures or fittings detailed in these particulars are not necessarily included in the sale price and Meacock & Jones and their staff accept no liability for any errors contained therein.

