



**Machrahanish 240 Priests Lane
Old Shenfield**

MEACOCK & JONES

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Available for the first time in forty years is an exceedingly attractive semi-detached four bedroom Victorian villa with an approximately 120ft rear south westerly facing garden. This particular style of property is always popular and this splendid example is situated within easy reach of the Shenfield shopping Broadway and mainline railway station. This delightful period property is offered to the market with no onward chain and is in the catchment of St. Mary's School. The property is in need of some modernisation, but offers great scope to extend into the loft space or to side /rear elevations, subject to local planning permission. **To appreciate this excellent opportunity, viewers are invited to attend an Open Day to be held on Saturday 22nd January. Viewings strictly by appointment only. Please call Meacock & Jones on 01277-218485

Offers over £1,000,000



A beautiful wrought iron canopy with Victorian tiles leads to a solid hardwood door. This opens to:-

Entrance Porch 4'6 x 5' (1.37m x 1.52m)

Glazed entrance door opens to the:-

Entrance Hall 22' x 22'7 (6.71m x 6.88m)

A bright and spacious entrance into this appealing property. Tall ceilings very much add to an impression of space throughout. Feature architraving, period arch and high skirting boards. A pine spindled balustrade staircase rises to the first floor level and below this is a most useful storage cupboard. Radiator. Doors open to:-

Lounge 29'5 into bay > 26'4" x 13'4 > 12'4 (8.97m into bay > 8.03m x 4.06m > 3.76m)

A magnificent and imposing reception room drawing maximum light from a feature hardwood double glazed bay window to the front elevation. A further period style window overlooking the south westerly rear garden and additional window to the side elevation. Feature architraving. A central focal point of this reception room are the two feature fireplaces. Two radiators. A door leads to the:

Dining Room 14'2" x 10'7"> 9'7 (4.32m x 3.23m> 2.92m)

A splendid room with feature bay window to the side elevation. Period fireplace. Built-in storage cupboard. Door to:-

Kitchen 9'10 x 10'9 max (3.00m x 3.28m max)

The kitchen has been fitted with a range of shaker style units that comprise base cupboards, drawers and matching wall cabinets. Laminate worktop incorporates a one and a half bowl single drainer stainless steel sink unit with mixer tap and splashbacks above. Window to the side elevation. Fitted with a Neff dual oven with Neff gas hob above and extractor hood over. Space for dishwasher. Radiator. Door leading to the:-

Utility Room 10'10 x 6'9 (3.30m x 2.06m)

A very useful addition to the property with a window to the rear garden.

Cloakroom 4'2 x 2'11 (1.27m x 0.89m)

Contains a wash hand basin and WC. Obscure glazed window to the side elevation.

First Floor Landing

A very spacious split level landing with Victorian arch. Built-in double cupboards. Potential to extend into the loft, if required and subject to the usual planning permission. Door to:-

Bedroom One 16' into bay > 12'11 x 11'4 (4.88m into bay > 3.94m x 3.45m)

A large well proportioned bedroom fitted with a bay sash window facing the front elevation and fitted with plantation shutters. As mentioned previously the tall ceilings very much add to an impression of space throughout this property.

Bedroom Two 12'11 x 12'5 (3.94m x 3.78m)

A delightful double bedroom with a beautiful sash window enjoying views of the south westerly rear garden.

Bedroom Three 10'9 x 9'10 (3.28m x 3.00m)

A most pleasant bedroom with sash window to the rear elevation. Wood effect flooring.

Bedroom Four 10' x 7'4 (3.05m x 2.24m)

Another good size bedroom with French doors that lead out to a wrought iron balcony which is a beautiful feature to this magnificent period property and offers views over Priests Lane. Built-in storage cupboard. Radiator.

Family Bathroom 14'3 x 6'10 (4.34m x 2.08m)

A very large bathroom fitted with a suite that comprises a bath with a wooden panel and tiled inserts, period style taps and shower attachment, walk-in shower cubicle, wash hand basin and white

WC. Tiling to the floor and half tiling to the walls. Dado rail. Radiator.

Rear Garden

The spacious south westerly rear garden is a particularly attractive feature and is in sunshine throughout virtually the entire day. The garden has a maximum depth of 120'. Running across the rear of the property is a terrace. The remainder of the garden has been laid to lawn with flowerbed borders which have been planted with a varied and interesting assortment of mature shrubs and plants. Shed. Side access with potential to extend on the side, if required and subject to the usual planning permission.

Front Garden

The front garden comprises a tarmac driveway quite capable of providing off street parking for several vehicles with ease.

AGENT'S NOTE

EPC & FLOOR PLAN TO FOLLOW

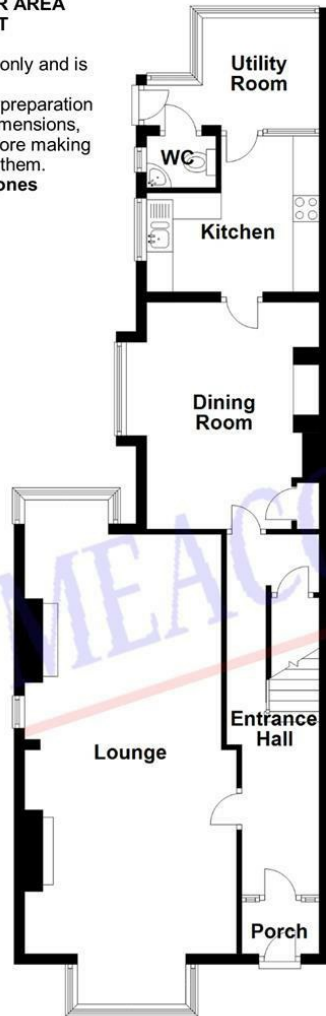




Ground Floor

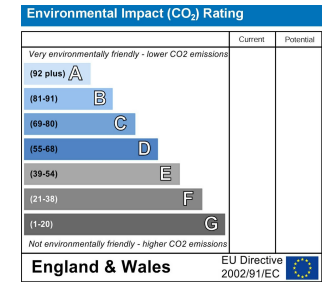
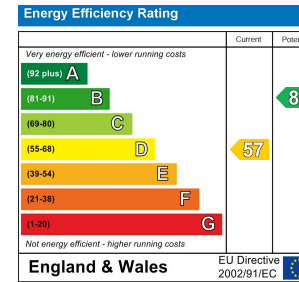
APPROX INTERNAL FLOOR AREA
152 SQ M 1644 SQ FT

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



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