



20 St. Andrews Place
Shenfield

MEACOCK & JONES

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A substantial and very attractive Georgian style four bedroom detached house situated in a cul-de-sac position on the popular St. Andrews Place development, off Priests Lane, between Old Shenfield and Brentwood. The house has been extended to provide spacious family accommodation to the ground floor and four bedrooms with two bath/shower rooms. This appealing family home is within easy reach of Brentwood School and also falls within the St. Mary's School catchment area.

Offers in excess of £850,000



A UPVC double glazed entrance door opens to the:-

ENTRANCE PORCH 5'11 x 2'10 (1.80m x 0.86m)

Light. A wooden door opens to the entrance hall.

ENTRANCE HALL

A bright and spacious entrance into this appealing family home. Luxury Amtico flooring with wet underfloor heating (multi-zone with Google Nest thermostats) throughout the ground floor of the property. Stairs rise to the first floor landing with useful storage cupboard, LED lights to ceiling.

CLOAKROOM 5'6 x 2'6 (1.68m x 0.76m)

Tiling to full ceiling height. LED lights to ceiling. Duravit wash hand basin. Duravit back to wall WC. UPVC obscure glazed window.

STORE ROOM/MEDIA ROOM 7'4 x 6'5 (2.24m x 1.96m)

LED lights to ceiling. Continuation of Amtico flooring.

LOUNGE 16'11 x 11'11 (5.16m x 3.63m)

This is a lovely bright and spacious room drawing light from double glazed windows overlooking the rear elevation. Continuation of Amtico flooring. Halogen lights suspended on wire from the wall.

KITCHEN/DINING ROOM 23'10 max x 12'11 max (7.26m max x 3.94m max)

A spacious dual aspect room with Bi-folding doors leading out onto the rear garden patio. Fitted with a contemporary style range of grey and blue toned Schueller German units with a range of base and eye level units and Corian worktops fitted above. Built-in Neff appliances to remain include integrated fridge. Two single pyrolytic (self clean) ovens. Dishwasher. Gas hob with extractor fitted above and glass splashbacks behind. One and a half bowl sink unit with drainer. LED lights to ceiling. Music system. UPVC double glazed window overlooking the front elevation. An overhanging Corian worktop provides a useful breakfast area capable of seating two bar stools. Leading off the kitchen is:-

STUDY/FAMILY ROOM 11' x 9'4 (3.35m x 2.84m)

Feature brick wall. LED lights to ceiling. Double glazed window overlooking the rear garden. Coved cornice to ceiling. Continuation of Amtico flooring

UTILITY ROOM 8'4 x 7'10 (2.54m x 2.39m)

Fitted with floor to ceiling units with space for American style fridge/freezer. Further range of Schueller base and eye levels units. UPVC double glazed window overlooking the front elevation. Half tiled splashback sink with drainer. Space for washing machine. Double glazed door leading out to the side elevation. Extractor fan. LED lights to ceiling. Access to loft space.

FIRST FLOOR LANDING

Stairs lead up to the first floor galleried style landing. Access to loft space. Wall lights. Obscure glazed window to the side elevation with radiator. Double storage cupboard which houses the megaflo pressure system.

BEDROOM ONE 12'10 x 11'4 (3.91m x 3.45m)

A very good size bedroom with a double glazed window enjoying views across the front elevation and fields beyond. Radiator. To one wall is a range of floor to ceiling height built-in storage units.

EN-SUITE 8'1 x 5'6 (2.46m x 1.68m)

This luxuriously appointed room is fully tiled in Villeroy & Boch contrasting tiles. UPVC obscure double glazed window to the front elevation. LED lights to ceiling. Walk-in shower cubicle with rain dance shower head above. Villeroy & Boch white gloss vanity wash hand basin with drawers below. Close coupled WC. Heated towel rail. Electric underfloor heating.

BEDROOM TWO 12'2 x 10'2 (3.71m x 3.10m)

Another good size double bedroom with double glazed window to the rear elevation with radiator below. Coved cornice to ceiling. To one wall is a

range of floor to ceiling height wardrobes with mirrored glass fronts.

BEDROOM THREE 13'5 x 9' (4.09m x 2.74m)

Another sizeable bedroom with double glazed window to the rear elevation with radiator below. Coved cornice to ceiling.

BEDROOM FOUR 10'8 x 8'3 (3.25m x 2.51m)

This attractive bedroom is fitted with a double glazed window to the front elevation with radiator below. Fitted with a range of mirrored front floor to ceiling height wardrobes along one wall. Coved cornice to ceiling.

FAMILY BATHROOM 9'1 x 5'10 (2.77m x 1.78m)

Villeroy & Boch white suite comprising panel enclosed bath and shower over, wash hand basin and back to wall WC. Hans Grohe taps. Amtico flooring. LED lights to ceiling. Obscure double glazed window to the rear garden.

OUTSIDE

REAR GARDEN

Side access through an arched gate leading to the front garden. Power and light. Outside tap. A south east facing rear garden which is approximately 100' in width with an attractive patio area which wraps around the property and provides plenty of space for outside entertaining. Mainly laid to lawn with mature shrubs, laurel bushes, conifers, and acers which all provide screening to this very private rear garden. Flowerbed borders with brick and railway sleeper edging with outside lighting. Access to the double garage

FRONT GARDEN

The property is approached by a block paved driveway with ample space for numerous vehicles to park with ease. Mature shrubs

DOUBLE GARAGE

Measuring 18' in depth. Fitted with an up and over door with power and light connected. Side access to garden. Sink.

AGENT'S NOTE

The high quality double glazing to the rear of the property is of dual material, being of aluminium construction to the exterior and wood on the interior. Ethernet (Cat 6) cabling from the store room/media room to lounge (4 outlets), cloakroom (2 outlets), study (3 outlets), main bedroom (2 outlets), lower loft (1 outlet) and main loft (2 outlets).





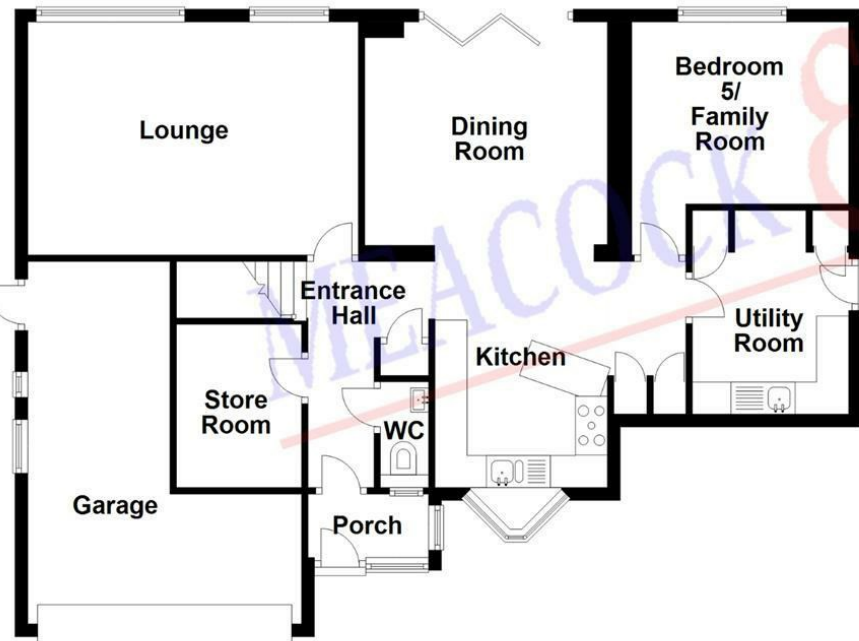


APPROX INTERNAL FLOOR AREA
166 SQ M 1784 SQ FT
INCLUDING GARAGE

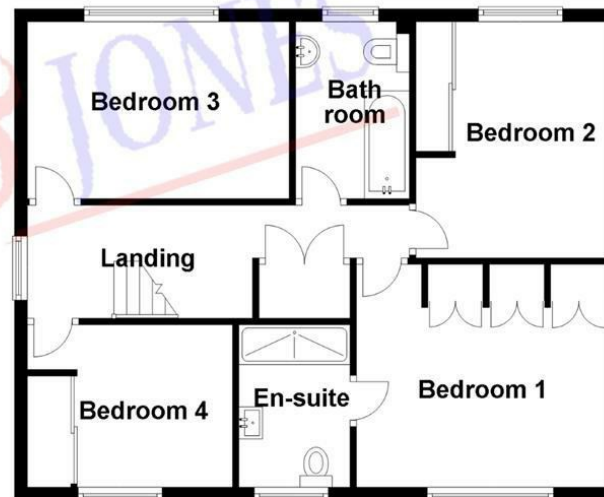
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This plan is for layout guidance only and is
NOT TO SCALE
Whilst every care is taken in the preparation
of this plan, please check all dimensions,
shapes & compass bearings before making
any decisions reliant upon them.
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Ground Floor



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		
(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	