



**MEACOCK & JONES**

5 Bedrooms

House - Detached

Located in Old  
Shenfield

**£1,550,000**



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[www.meacockjones.co.uk](http://www.meacockjones.co.uk)

01277 218485

# Wood Edge 2 Worrin Road Old Shenfield

Brentwood | Essex | CM15 8DE



\*Initial offers are invited in the region of £1,550,000 to £1,600,000\*

An opportunity to purchase this pretty home in Old Shenfield which backs onto protected woodland, providing a real sense of tranquillity and calm.

The property is designed for modern living and has a nordic feel, including engineered oak floors and joinery combined with a neutral decor, using glass to enhance the overall light.

This impressive home extends to approximately 2,678 sq ft of versatile space across two floors, blending generous proportions with its warm contemporary feel.



# Wood Edge 2 Worrin Road

£1,550,000 Freehold

- Substantial five-bedroom detached family home
- Beautiful setting onto woodland with generous plot of around 0.202 acre
- Elegant sitting room with feature fireplace
- Luxury family bathroom with freestanding bath and walk-in shower
- Large Detached garage and extensive driveway parking
- Approximately 2,678 sq ft of well-balanced accommodation
- Impressive open-plan kitchen/dining room ideal for entertaining
- Principal bedroom with en suite plus additional en suite bedroom
- Versatile layout including study and separate snug/family room
- Prime Old Shenfield location within 1 mile of station (Elizabeth Line)



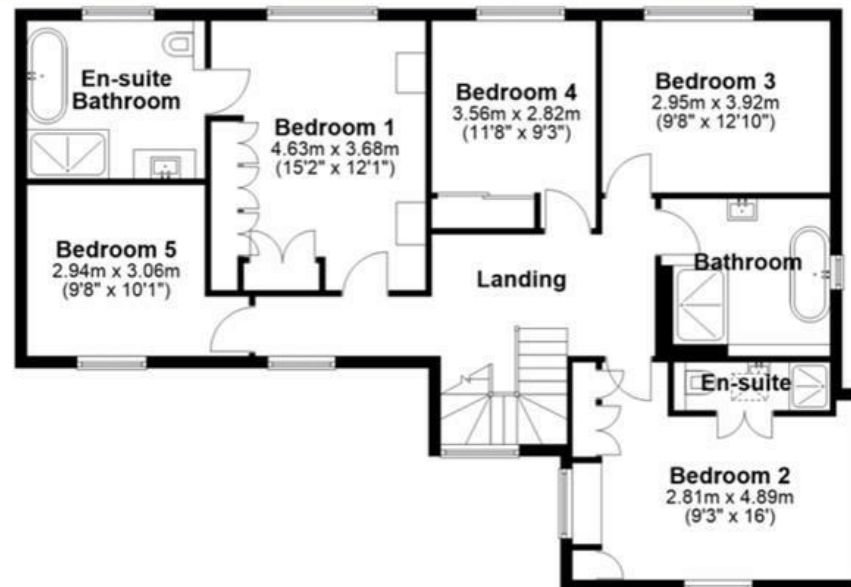


## Ground Floor



# MEACOCK & JONES

## First Floor



Approximate Internal Floor Area  
 Main House 213 SQ M 2295 SQ FT  
 Garage 36 SQ M 383 SQ FT  
 Total 249 SQ M 2678 SQ FT

This floor plan is for guidance to layout 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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**Council Tax Band: G**

**Local Authority: Brentwood Borough Council**

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| 92-100 A                                    |         |           |
| 81-91 B                                     |         |           |
| 69-80 C                                     |         |           |
| 55-68 D                                     |         |           |
| 44-54 E                                     |         |           |
| 35-43 F                                     |         |           |
| 2-34 G                                      |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales EU Directive 2002/91/EC     |         |           |

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.

