



3 Bowmont Close  
Hutton  
Offers over £900,000

MEACOCK & JONES

\*\*Initial offers invited in the region of £900,000 - £925,000\*\*

An excellent opportunity to acquire a 0.2476 acre extensive south westerly plot located in central Shenfield. Although the bungalow has many attractive features, it will also appeal to those wishing to buy a large and desirable plot in which to remodel and create a bespoke home within short walking distance of Shenfield mainline railway station, shopping broadway and good local schools.

- 0.2476 Acre Plot
- Excellent Central Shenfield Location
- Two Bath/Shower Rooms
- Two Reception Rooms
- Double Garage
- No Onward Chain

- 114' Deep Rear Garden South Westerly Rear Garden
- Kitchen/Breakfast Room
- Three Bedrooms
- Utility Room



From beneath a sheltered entrance a step rises to a solid wooden front door with obscure glazed panels to either side. Opens to:-

#### Entrance Hall



A spacious entrance into this appealing bungalow. Wood strip flooring. Coved cornice to ceiling. Radiator. Door opens to deep storage cupboard fitted with light and shelving. Another door opens to the airing cupboard that accommodates the hot water cylinder with slatted shelving above. Door to:-

#### Dining Room 12'10 x 9'10 (3.91m x 3.00m)



Conveniently located between the kitchen/breakfast room and sitting room. A double glazed window faces the 114' deep south westerly garden to the rear. Radiator. Coved cornice to ceiling. Within the dining room a pair of painted double doors open to the:-

#### Sitting Room 22'8 x 14'2 (6.91m x 4.32m)



A bright and spacious reception room drawing maximum light through a large double glazed window to the front elevation with radiator below and a pair of

double glazed sliding patio doors that open to the south westerly rear garden sun terrace. Additional radiator. Coved cornice to ceiling. A central focal point is a feature ornate wooden fireplace incorporating a gas coal effect fire with marble surround and hearth.

#### Kitchen/Breakfast Room 17'2 max x 9'6 max (5.23m max x 2.90m max )



The kitchen has been comprehensively fitted with a range of base cupboards drawers and matching wall cabinets along two walls. A contrasting marble effect roll edge worktop incorporates a one and a quarter bowl single drainer sink unit with mixer tap and tiled splashbacks. Integrated appliances to remain include a Bosch four ring gas hob with concealed extractor unit fitted above in addition to a fan assisted oven with microwave oven inset. Integrated fridge and freezer to remain. Continuation of wood effect flooring from entrance hall. Radiator. A double glazed window provides central views of the surrounding south westerly garden. Door to:-

#### Utility Room 9'4 x 5'2 (2.84m x 1.57m)

A well proportioned companion to the kitchen/breakfast room fitted with a range of white units and a matching white roll edge worktop incorporating a Franke stainless steel effect single

drainer sink unit with mixer tap and tiled splashbacks above. Space for domestic appliances. Wall mounted Baxi gas fired boiler. Double glazed window to rear elevation. A painted timber stable style door leads outside. Continuation of wood strip flooring. Radiator.

#### **Master Bedroom 19'5 max x 15'1 max (5.92m max x 4.60m max)**



A bright bedroom illuminated by two double glazed windows that face the front elevation and draw the morning easterly sunshine, each fitted with a radiator below. Coved cornice to ceiling. Running along a wall are floor to ceiling wardrobes that provide excellent hanging and shelving space. A sliding door opens to:-

#### **En-suite Shower Room**

Fitted with a wide tiled shower enclosure with wall mounted controls, close coupled WC and pedestal wash hand basin with mixer tap. The walls are partially tiled. Radiator. Shaver point. Obscure double glazed window faces the side.

#### **Bedroom Two 11' x 9'4 (3.35m x 2.84m)**



A good size bedroom from which a double glazed window faces the side elevation. Radiator. Coved cornice to ceiling.

#### **Bedroom Three 9'3 max x 6' max (2.82m max x 1.83m max)**

A UPVC double glazed window faces the front of the property. Radiator. Coved cornice to ceiling.

#### **Family Bathroom**

A spacious bathroom fitted with a panel enclosed bath with Victorian style mixer tap and hand-held shower attachment. Pedestal wash hand basin with mixer tap and close coupled WC with wooden seat. Tiling to full ceiling height. Radiator. Obscure double glazed window to side elevation. Shaver point.

#### **Rear Garden**

As previously mentioned the rear garden has a south westerly elevation so is in sunshine through virtually the entire day. The rear garden is a particularly attractive feature, measuring 114' in depth. In fact the entire plot measures 0.2476 acre, which is quite rare in such a centrally located Shenfield position. Running across the rear of the property is a paved terrace of an ideal size for outside entertaining and this is

retained by a curved low level brick retaining wall with flowerbeds inset. From here steps descend to an extensive lawn area with tall specimen feature trees. There is access adjacent to the terrace to the front garden through a timber gate and a door leads to the double garage. Outside power point, lighting and tap.

#### **Front Garden**

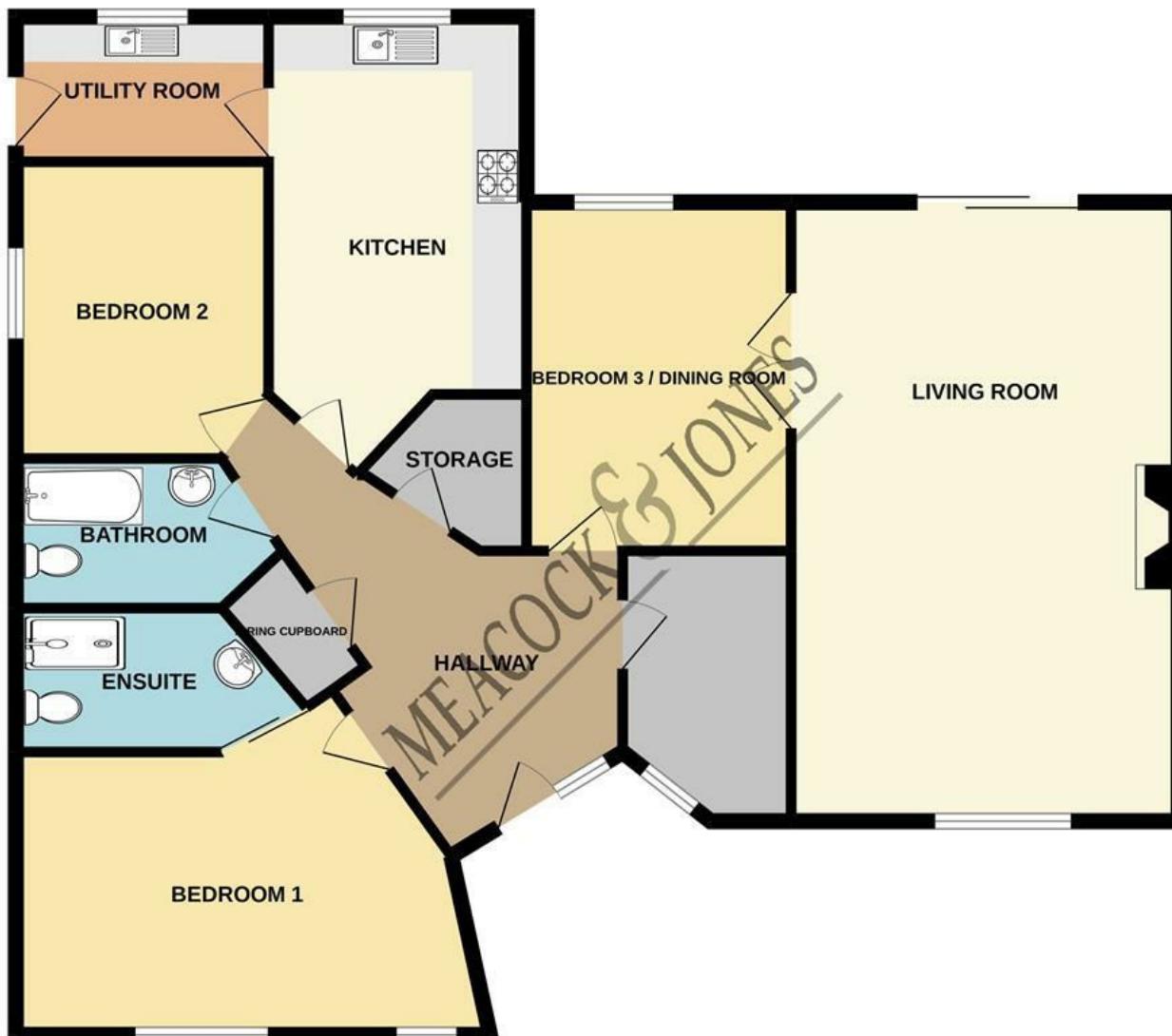
The front garden is largely laid to lawn and a pathway leads to the front door. Adjacent to the bungalow is a detached brick built double garage with pitched tiled roof.

#### **Double Garage**

The garage is accessed through twin up and over doors. It has been fitted with power, light and has useful storage in the rafters. A door leads to the rear garden.



# GROUND 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			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

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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