



10 Mulberry Hill
Shenfield

MEACOCK & JONES

INITIAL OFFERS INVITED IN THE REGION OF £1,050,000 - £1,100,000

A very substantial and appealing five bedroom detached house with the benefit of a SELF CONTAINED ANNEXE. The property is located in a delightful wooded corner within a very desirable cul-de-sac turning in Old Shenfield, within a short walking distance of Shenfield mainline railway and Crossrail terminus, shopping Broadway and good local schools.

Offers over £1,050,000



A wood effect UPVC double glazed front door opens to the:-

RECEPTION HALL 14'1 x 10'7 (4.29m x 3.23m)

A bright and spacious area fitted with floor to ceiling UPVC double glazed windows that face both the front and side elevations. From here a UPVC double glazed front door with panels to side opens to the:-

INNER HALL

A staircase rises to the first floor landing and below this a door opens to useful storage space. Radiator. Coved cornice to ceiling. Doors to:

GROUND FLOOR SHOWER ROOM

Fitted with a tiled shower enclosure with wall mounted controls. Close coupled WC. Pedestal wash hand basin. Tiling to full ceiling height with decorative border. Coved cornice to ceiling. UPVC obscure double glazed windows to front and side elevations. Radiator.

STUDY 7'3 x 6'10 to 6'1 (2.21m x 2.08m to 1.85m)

An excellent space for those that work from home. A UPVC double glazed window faces the side elevation with radiator below. Coved cornice to ceiling.

KITCHEN/BREAKFAST ROOM 16'10 x 9'3 (4.88m x 3.05m x 2.82m)

The kitchen/breakfast room has been fitted with a laminated finish range of units with dark wood trim that comprise base cupboards, drawers and matching wall cabinets along three walls. A contrasting oak effect finished roll edge worktop incorporates a one and a half bowl single drainer sink unit with mixer tap and tiled splashbacks fitted above. Integrated appliances to remain include a Bosch fan assisted oven and grill and induction hob with extractor unit fitted above. Space for dishwasher, washing machine, tumble drier and free standing fridge/freezer. A breakfast bar provides seating for two people with ease. Radiator. Coved cornice to

ceiling. A door opens to a tall larder cupboard fitted with shelving. UPVC double glazed windows overlook the semi wooded cul-de-sac to the front and additional light is drawn through a UPVC double glazed window to the side. The kitchen provides access to the lounge/diner in addition to the annexe.

LOUNGE/DINER 24'3 max x 19'10 max (7.39m max x 6.05m max)

A large L-shaped room drawing maximum light through two UPVC double glazed windows that overlook the attractive garden to the rear. A UPVC double glazed door leads outside. Three radiators. Coved cornice to ceiling. An additional window is fitted to the side elevation that illuminates the dining area of this room.

ANNEXE

A UPVC double glazed door provides access to the attached annexe and opens to an inner hall. A pair of double doors open to the wall mounted Worcester gas fired boiler. A UPVC double glazed door leads to the rear garden and a connecting door opens to the annexe accommodation.

ANNEXE SITTING ROOM 13' x 10'9 (3.96m x 3.28m)

A UPVC double glazed window faces the rear elevation with radiator below. Spotlights and coved cornice to ceiling.

ANNEXE KITCHEN 9' x 8'10 max (2.74m x 2.69m max)

Comprehensively fitted with a range of modern light cream units that comprise base cupboards, drawers and matching wall cabinets along three walls. A contrasting wood effect worktop incorporates a stainless steel effect single drainer sink unit with mixer tap and tiled splashbacks. Integrated appliances to remain include a fan assisted oven with Lamona cooker above with glass and stainless steel extractor unit over. A UPVC double glazed door leads outside. Radiator. Door to:-

ANNEXE BEDROOM 9'3 x 9' (2.82m x 2.74m)

UPVC double glazed window to front elevation. Radiator. Spotlights to ceiling. A cupboard conceals the fusebox to walls. An additional cupboard provides hanging rail and shelving. Access to loft storage. Door to:-

ANNEXE EN-SUITE SHOWER ROOM

Fitted with a modern suite that comprises a walk-in wet room style shower with wall mounted controls and tiling to full ceiling height. Close coupled WC. Vanity wash hand basin with mixer tap. Tiled splashback and white gloss cupboards below. Heated towel rail. Extractor fan. Obscure UPVC double glazed window to the side elevation.

FIRST FLOOR GALLERIED LANDING

Drawing maximum light from a UPVC double glazed door with panels to side that open to the front and provide attractive views of the semi wooded cul-de-sac. Access to loft room via a retractable ladder. Coved cornice to ceiling.

BEDROOM ONE 13'5 max x 11'3 max (4.09m max x 3.43m max)

A bright bedroom fitted with a wide UPVC double glazed window overlooking the garden below. Radiator. Coved cornice to ceiling. Two built-in wardrobes fitted with floor to ceiling mirrored bi-folding doors provide ample hanging and shelving space.

BEDROOM TWO 12'8 x 10'4 (3.86m x 3.15m)

A wide UPVC double glazed window faces the rear elevation. Radiator. Coved cornice to ceiling. Running along an entire wall are a range of floor to ceiling units that comprise wardrobes with cupboards above and a dressing table to the centre with drawers below. Coved cornice to ceiling. Wall light point.

BEDROOM THREE 9'6 x 9'2 (2.90m x 2.79m)

A good sized bedroom fitted with a UPVC double

glazed window to the side elevation. Radiator. Coved cornice to ceiling. Floor to ceiling cupboard providing shelving with study desk adjacent and drawers below.

BEDROOM FOUR 9'3 x 8'4 (2.82m x 2.54m)

A well proportioned bedroom situated at the front of the property. UPVC double glazed window with radiator fitted below. Coved cornice to ceiling. Two pairs of doors open to built-in wardrobes that provide useful storage.

SHOWER ROOM

Containing a wide tiled shower enclosure with wall mounted controls. Close coupled WC. Vanity wash hand basin with cupboards and drawers below. Tiling to full ceiling height with decorative border. Radiator. Coved cornice to ceiling. An airing cupboard incorporates the hot water cylinder with slatted shelving above. UPVC obscure double glazed window to side elevation.

LOFT ROOM 25' x 12' (7.62m x 3.66m)

The loft room is beautifully illuminated by UPVC double glazed windows that are fitted to either end. Light and power. Boarded to walls and ceiling. Suitable as a games room, office, or studio, etc.

REAR GARDEN



The rear garden faces due east, so is in sunshine for much of the day. It measures approximately 50' in both width and depth. Running across the rear of the garden is a paved terrace from which steps descend to an extensive lawn area. The garden has been planted with a mature array of shrubs and plants and

tall trees and hedgerow provide screening to the rear boundary. Two garden sheds. Access to the front garden via either side of the house. Outside light and tap.

FRONT GARDEN

A tarmacadam driveway provides spacious off street parking. The remainder of the front garden has been laid to lawn with a path that extends to the front door.

AGENT'S NOTE

EPC & Floor Plan to follow







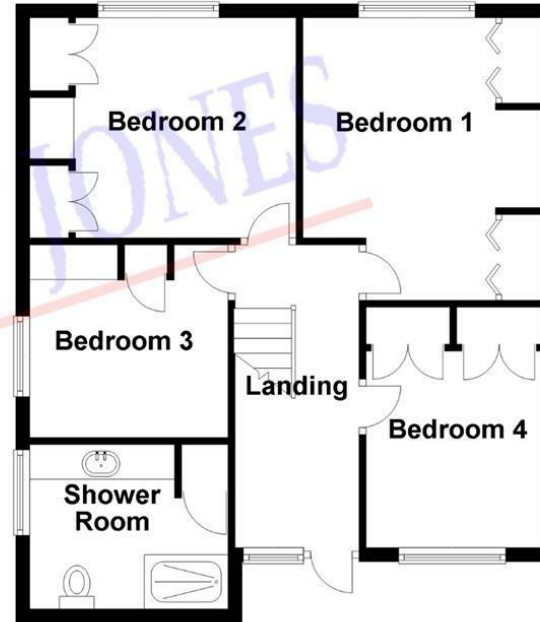
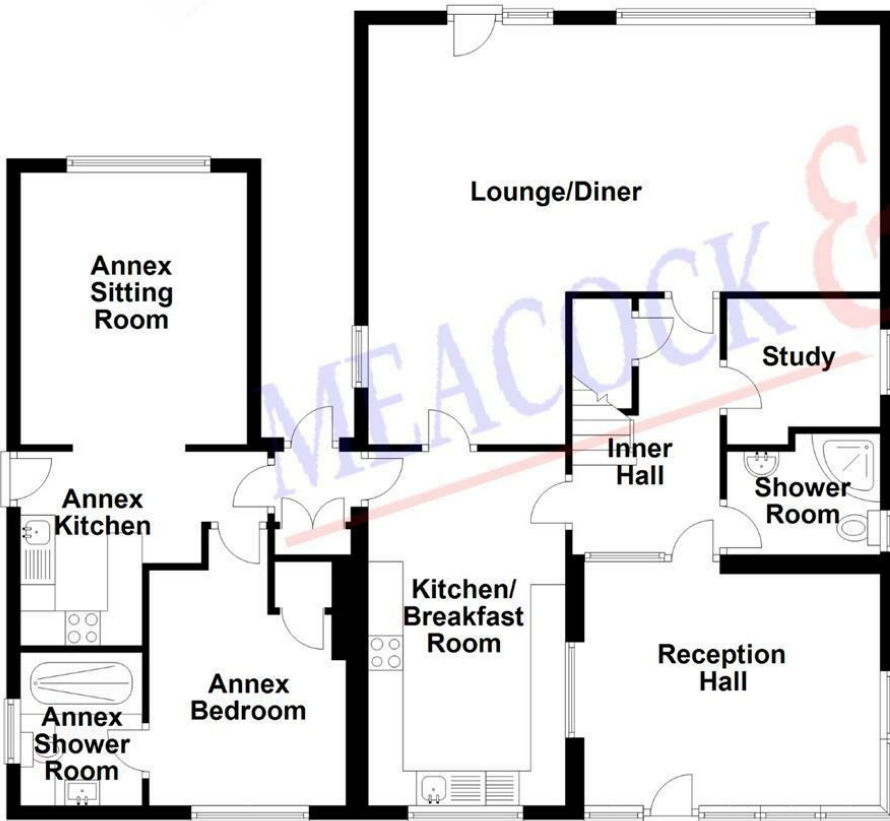
APPROX INTERNAL FLOOR AREA
181 SQ M 1947 SQ FT

MEACOCK & JONES

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		

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EPCS & PROPERTY PRESENTATION