



**28 Kilworth Avenue  
Shenfield**

***MEACOCK & JONES***



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**MEACOCK & JONES**

A four bedroom detached house situated in a prime location in Shenfield Park within easy walking distance of the centre of Shenfield and the mainline railway station. The house falls within the St. Mary's and Shenfield School catchment areas.

**£2,995 Per calendar month**



A UPVC double glazed front door opens to the:-

### **ENTRANCE HALL**

Measuring 16' in length with engineered wood flooring. LED lights to ceiling. A staircase rises to the first floor landing. Understairs storage cupboard. Two radiators. Obscure double glazed window to the side.

### **STUDY/DINING ROOM 9'11 x 8'11 (3.02m x 2.72m)**

Continuation of engineered flooring. UPVC double glazed window to the front elevation with radiator below.

### **BEDROOM ONE 12' x 10'9 (3.66m x 3.28m)**

UPVC double glazed window to the front elevation with radiator below. Built-in wardrobes with glass doors with generous hanging and shelving space.

### **GROUND FLOOR SHOWER ROOM**

A very stylishly appointed room with UPVC obscure double glazed window to the side elevation. White WC. Wash hand basin with two drawer vanity unit below. Walk-in shower cubicle with electric Mira shower. Chrome heated towel rail. LED lights to ceiling. Engineered strip flooring.

### **LOUNGE/KITCHEN AREA 32'3 x 11'10 (9.83m x 3.61m)**

A very impressive area fitted with a stylishly appointed kitchen fitted with a range of base and eye level matt grey units with quartz worktops fitted above. Continuation of engineering wood flooring. Radiator. French doors and two UPVC double glazed windows enjoying views across the rear garden. Electric fireplace to one end. To one end there is an overhang which provides a a breakfast area capable of seating two bar stools. Integrated fridge/freezer. Built-in Neff dishwasher. Built-in washer/drier. Neff induction hob with Neff dual oven fitted below. Two radiators. LED lights to ceiling.

### **FIRST FLOOR LANDING**

Access to loft space. Smoke detector.

### **BEDROOM TWO 18'1 x 8'10 (5.51m x 2.69m)**

UPVC double glazed window overlooking the front elevation with radiator below. Free standing wardrobe and drawers, if required.

### **BEDROOM THREE 19' x 6'9 (5.79m x 2.06m)**

Two velux windows overlooking the rear elevation with radiator below. Tallboy style wardrobe with drawers beneath.

### **BEDROOM FOUR 16'3 x 8'10 (4.95m x 2.69m)**

UPVC obscure double glazed window to the front elevation with radiator beneath. Free standing wardrobe.

### **FAMILY BATHROOM**

Luxuriously appointed bathroom. Tiling to the floor. Half tiling to the walls. White wash hand basin with two drawer vanity unit below. Two chromium towel rails. Roca bath. Walk-in shower cubicle fitted with rain dance shower head. Velux window. LED lights to ceiling.

### **REAR GARDEN**

The rear garden commences with a paved terrace and the remainder of the area is laid to lawn with mature shrub bed borders.

### **FRONT GARDEN**

The property is approached from a gravel driveway with mature shrub bed border to the front.

### **GARAGE**

Fitted with an electronically controlled up and over door.














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 <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		
England & Wales	EU Directive 2002/91/EC	