



87 Oliver Road
Shenfield

MEACOCK & JONES

106 Hutton Road, Shenfield, Essex, CM15 8NB

Tel: 01277 218485

Email: russell@meacockjones.co.uk

Web: www.meacockandjones.co.uk

MEACOCK & JONES

This quite outstanding beautifully presented detached 3/4 bedroom bungalow located in this very pleasant and convenient part of Shenfield Park extended and appointed to exceptionally high levels of quality and design. Situated only a few minutes walk from the mainline railway station and shopping Broadway and within the Shenfield School catchment area. Fitted with a beautiful Shaker style kitchen, bi-folding doors, megaflow heating system, smart lighting, CAT7 wiring and music system. The property is 0.6 of a mile from the centre of Shenfield.

Offers in excess of £825,000



A composite front door opens to the entrance hall.

ENTRANCE HALL

A delightful bright and spacious entrance into this very appealing family home measuring 32'7 in length. Engineered wood flooring. Column style radiator. Access to loft space. Door to:-

MASTER BEDROOM 12'10 x 11'3 (3.91m x 3.43m)

A most impressive bedroom with UPVC double glazed bay window to the front elevation with contemporary column style radiator below.

BEDROOM TWO 15'3 x 8'5 (4.65m x 2.57m)

Another very good sized bedroom drawing light from a UPVC double glazed window to the front elevation. Contemporary column style radiator. Door to courtyard.

BEDROOM THREE 10' x 8'9 (3.05m x 2.67m)

A very pleasant bedroom fitted with a UPVC double glazed window to the side elevation with modern column style radiator below.

BATHROOM 7'4 x 5'4 (2.24m x 1.63m)

A sliding door opens to the bathroom. This is a very luxuriously appointed room fitted with a suite which comprises a bath with hand held shower attachment, vanity wash hand basin with two drawer vanity unit below and close coupled WC. Porcelain tiling to floor and to full ceiling height. Chromium heated towel rail. Two obscure UPVC double glazed windows overlook the courtyard garden. LED lights to ceiling. Extractor fan.

SHOWER ROOM 8'5 x 4'4 (2.57m x 1.32m)

This shower room has been fitted with a suite which comprises a large walk-in shower with wall mounted controls, vanity wash hand basin with mixer tap and cupboard below and close coupled WC. Porcelain tiling to floor and to full ceiling height. UPVC obscure glazed window to the side.

LOUNGE 23'11 x 12' (7.29m x 3.66m)

This is a splendid reception room illuminated by large aluminium framed bi-folding doors that lead to the rear garden. A velux style window and a window to the side elevation draws additional light into the room. Two vertical column radiators. This room could quite comfortably accommodate a large dining table, if required.

KITCHEN/BREAKFAST ROOM 19'1 max x 20'8 (5.82m max x 6.30m)

This is an outstanding room in every respect. The kitchen has been comprehensively fitted with a range of shaker style units that comprise base cupboards, drawers and wall mounted cabinets. Contrasting Quartz worktops. A very large island unit provides a breakfast bar capable of seating four people with ease. This island unit also incorporates a single bowl sink unit with contemporary style mixer tap and rib drainer. Gas range cooker with extractor hood above. Integrated appliances include Neff microwave, dishwasher and Neff fridge/freezer. Continuation of the engineered wood flooring from the entrance hall. Light is drawn from aluminium framed double glazed bi-folding doors that open to the rear garden sun terrace. A large velux style window draws additional light into the room. Two contemporary style radiators. Spotlights to ceiling.

UTILITY ROOM 6'4 x 8'3 (1.93m x 2.51m)

The utility room is a very pleasant companion to the kitchen/breakfast room and has been fitted with a continuation of the shaker style units that comprise base cupboards, drawers and wall mounted cabinets. Space for washing machine and tumble dryer. Space for fridge/freezer. Continuation of the engineered wood flooring. Column radiator. Spotlights to ceiling.

STUDY/BEDROOM FOUR 13'4 x 8'3 (4.06m x 2.51m)

This room is currently being used as a playroom but could quite easily be used as a fourth bedroom/study,

if required. UPVC double glazed window to side elevation. Vertical style column radiator. LED lights to ceiling.

REAR GARDEN

Running across the rear of the property is a paved terrace of an ideal size for summer barbecues and garden parties. The remainder of the garden is laid to lawn. A pathway leads to the end of the garden which is well screened on all sides by tall shrubs and mature trees with hedging, creating a most pleasant and secluded garden setting. Outside shed.

FRONT GARDEN

The garden consists of a large driveway which provides off street parking for two vehicles with ease. To one side is a lawn area which is retained by mature shrubs to one side and a low level brick wall to the front.

GARAGE 8'11 x 6'8 (2.72m x 2.03m)

This garage houses the gas fired boiler and megaflow unit.

AGENT'S NOTE

Smart Lighting. CAT7 wiring. Megaflow heating system. Music system.

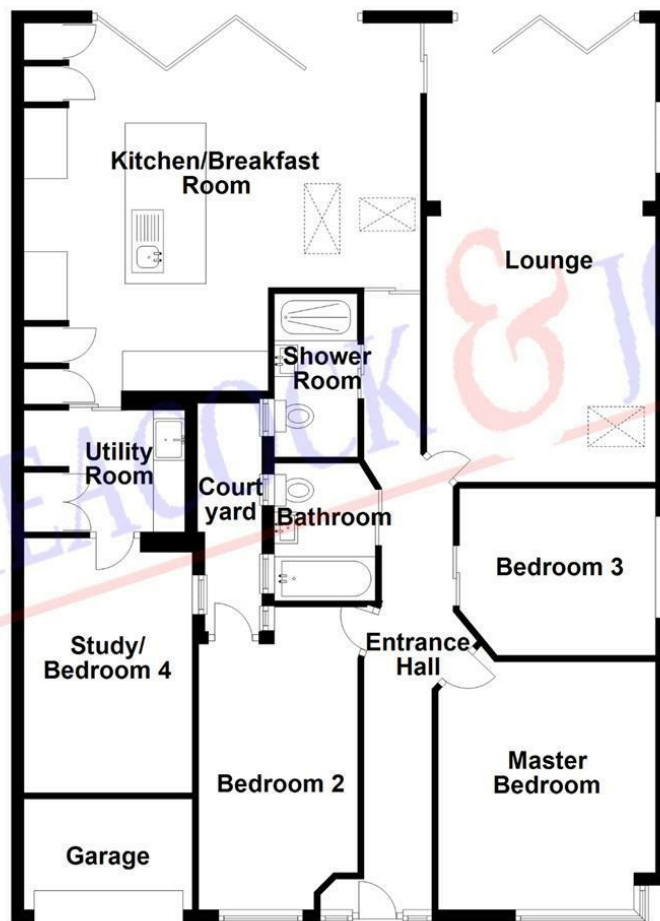




Ground Floor

APPROX INTERNAL FLOOR AREA
136 SQ M 1461 SQ FT

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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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	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		
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