



24 Park Way

Offers over £1,000,000

**MEACOCK & JONES**

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## 24 Park Way, Essex, CM15 8LH

\*Initial offers are invited in the region of £1,000,000 to £1,100,000\*

An excellent opportunity to acquire a bright and spacious four bedroom detached family house situated in the heart of Old Shenfield. The property is situated on a spacious corner plot and has the benefit of a south westerly rear garden.

The house was originally constructed in the 1920's, though has since been extended and does still offer further scope to enlarge, subject to the usual planning requirements.

Offered to the market with no onward chain, this property is just a short and pleasant walk to Shenfield mainline railway station and shopping Broadway.

### Accommodation comprises:

A solid oak panelled front door with bullseye glass insert opens to:

#### Entrance Hall

A staircase rises to the first floor landing with spindled balustrading. UPVC leaded light double glazed window to front elevation, radiator, picture rail, door to:

#### Ground Floor Cloakroom

Comprises a close coupled WC with wooden seat, wall mounted wash hand basin with tiled splashbacks, wood effect floor, radiator, extractor unit.

#### Sitting Room

19'4 x 12'3 (5.89m x 3.73m)

A bright and spacious reception room drawing light from UPVC double glazed leaded light windows to the front and rear elevations. UPVC double glazed French doors open to the rear garden sun terrace. A central focal point is the brick fireplace with oak bressumer, coved cornice to ceiling, four wall light points.

#### Dining Room

11'10 x 11'10 (3.61m x 3.61m)

A well proportioned square room illuminated by UPVC double glazed leaded light bay window to the side elevation, radiator, coved cornice to ceiling.

#### Kitchen/Breakfast Room

18' x 11'6 to 8'4 (5.49m x 3.51m to 2.54m)

The kitchen has been comprehensively fitted with a range of units that comprise base cupboards, drawers and matching wall cabinets fitted along three walls. A complementing marble effect roll edged work top incorporates a one and a quarter bowl single drainer sink unit with mixer tap and tiled splashbacks. Cooking range with extractor unit fitted above, space for washing machine, refrigerator and freezer. Adjacent to the cooking range is a second oval shaped stainless steel effect sink unit with Victorian style mixer tap and tiled splashbacks. Wood effect flooring. UPVC double glazed leaded light bay window to the side elevation and a UPVC double glazed leaded light window overlooks the garden to the rear. A door leads outside.

#### First Floor Landing

Doors open to:

#### Bedroom One

12'4 x 12'3 (3.76m x 3.73m)

A well proportioned room situated at the front of the property with a UPVC double glazed window overlooking the garden to the front and Priests Lane beyond. Access to loft storage, radiator, door to:

#### Ensuite Bathroom

Fitted with a four piece suite that comprises a panel enclosed bath with hand grips and mixer tap, pedestal wash hand basin with mixer tap, close coupled wc, tiled shower enclosure. The walls are partially tiled. Radiator. Two UPVC double glazed obscure leaded light windows face the rear aspect.

#### Bedroom Two

12'2 x 12'1 (3.71m x 3.68m)

A very good sized bedroom fitted with a UPVC double glazed leaded light window to the side elevation. picture rail, radiator.

#### Bedroom Three

11'4 x 10' (3.45m x 3.05m)

An attractive double bedroom also fitted with a UPVC double glazed leaded light window that faces the side, south easterly elevation of the property. Picture rail. Radiator.

#### Bedroom Four

8'4 x 7'10 (2.54m x 2.39m)

UPVC double glazed leaded light window to rear aspect. Radiator. Picture rail.

#### Family Bathroom

Comprises a panel enclosed corner bath fitted with mixer tap and hand held shower attachment, close coupled WC with wooden seat, pedestal wash hand basin with mixer tap. Radiator. Wood effect flooring. The walls are partially tiled with a decorative border. UPVC obscure double glazed leaded light window to front elevation.

#### Rear Garden

The rear garden is an attractive feature. It has the benefit of a south westerly elevation so is in sunshine virtually throughout the entire day. The property stands in attractive corner plot position measuring 62' x 42' to the rear including the garage. The rear garden commences with a crazy paved patio area, with outside water tap, leading to lawn with flower and shrub borders. Courtesy door leading to garage.

#### Front Garden

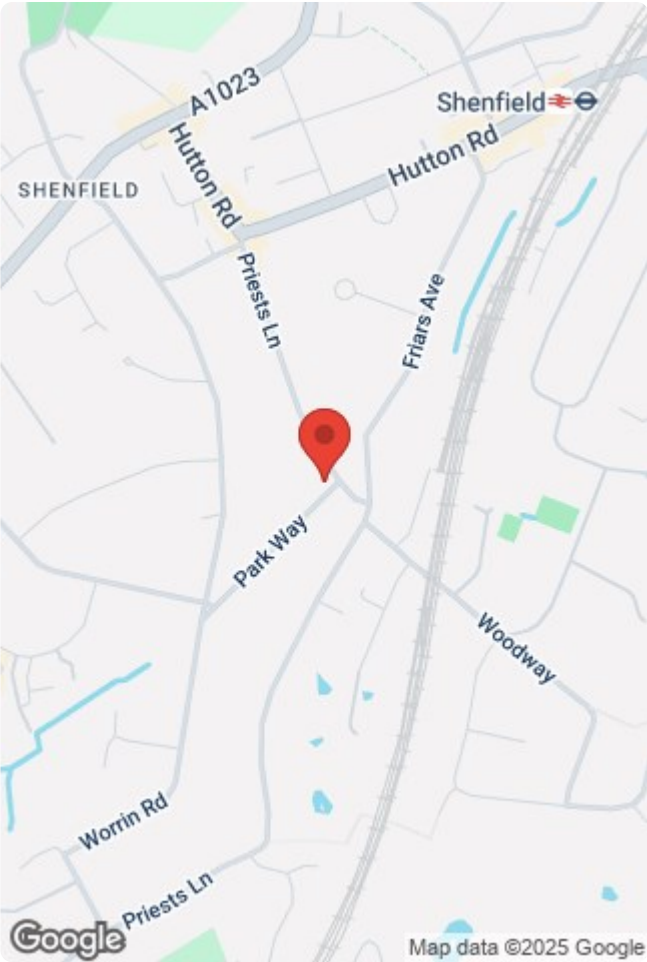
The house is screened from the road by mature hedgerow and measures within 44' x 31'. The front garden comprises a second lawn area with a deep raised flower bed retained by a low level brick wall. A pathway extends around the

property to the rear garden through a wooden gate. The driveway is accessed from Park Way and provides off street parking and leads to the double garage.

Double Garage

17'10 x 16'9

The garage has two windows to the rear aspect and a glazed door leads to the garden. The garage has been fitted with an electric remote controlled up and over door and has power and light connected. There is useful storage to be found within the rafters.



| 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 |           |

