



**11 Gordon Road  
Shenfield**

**MEACOCK & JONES**



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**MEACOCK & JONES**

A quite delightful 1906 red brick two bedroom end of terrace period property beautifully appointed throughout and situated in a very popular cul-de-sac close to the centre of Shenfield. The property is 0.5 miles from Shenfield mainline railway station, shopping Broadway and close to good local schools. **\*\*Two Bedrooms, \*Loft Room \*Lounge, \*Kitchen/Family Room, \*Conservatory, \*Downstairs WC, \* First Floor Bathroom,\* Landscaped Garden.**

**Offers over £500,000**



Steps rise to a UPVC double glazed door which opens to:-

#### **Entrance Hall 11'7 x 5'2 (3.53m x 1.57m)**

This is a bright and spacious entrance into this delightful cottage from which a staircase rises to the first floor level below which is a cupboard which provides a most useful storage space. Attractive wood effect flooring. Column radiator. Door leads into the:-

#### **Formal Lounge 11'11 x 11'5 (3.63m x 3.48m)**

This is a bright room drawing light through a large UPVC double glazed window fitted to the front elevation. Continuation of wood strip flooring. Traditional radiator. A key focal point is a fireplace with log burner. Door to:-

#### **Kitchen/Family Room 16'4 x 12'5 (4.98m x 3.78m)**

This is a very well appointed kitchen fitted with a bespoke built-in storage space to one side and comprehensively fitted with a good quality range of painted wood units which comprise base cupboards drawers and matching wall cabinets. Butler style sink. Wooden worktops. Built-in dishwasher. Range cooker. Space for fridge-freezer. Spotlights to ceiling. Continuation of the wood effect flooring. Traditional column style radiators. Fireplace with tiled hearth. French doors lead out to the conservatory with windows to either side. Additional UPVC double glazed window overlooking the conservatory and garden beyond and further UPVC window to side elevation. Extractor fan. A step descends to the:-

#### **Conservatory 14'3 x 7'6 (4.34m x 2.29m)**

This is a delightful and much enjoyed later addition to this period property. This room draws maximum light from a pair of UPVC double glazed french doors which lead to the rear garden terrace and a UPVC double glazed window is fitted to the side elevation. An attractive tiled floor runs throughout. Radiator. Power and lighting. Built-in space for washing machine and tumble dryer.

#### **Downstairs Cloakroom 4'6 x 2'4 (1.37m x 0.71m)**

Continuation of the tiled flooring. White wash hand basin with tiled splashback and WC. Extractor.

#### **First Floor Landing**

Stairs rise to the first floor landing. Access to loft room.

#### **Bedroom One 14'7 x 11'7 (4.45m x 3.53m)**

This is a very good sized bedroom fitted with attractive timber flooring. UPVC double glazed window to the front elevation with radiator below. Inset cast iron fireplace. Useful walk-in wardrobe with excellent shelving and hanging space.

#### **Bedroom Two 12'7 x 9'11 (3.84m x 3.02m)**

Another good size double bedroom with a UPVC double glazed window to the rear elevation. Feature cast iron fireplace with tiled hearth adds to the traditional feel of the property. Radiator.

#### **Loft Room 16'5 x 10'10 (5.00m x 3.30m)**

With velux windows overlooking the rear elevation.

#### **Family Bathroom**

A lovely traditional style bathroom with slipper bath with hand held shower attachment. Shower cubicle with wall mounted controls. Traditional pedestal wash hand basin and WC. Traditional towel rail. Extractor. Shaver point. UPVC obscure double glazed window to the rear elevation. Black tiling to floor and white metro style part tiling to walls.

#### **Rear Garden**

This secluded rear garden has been fantastically landscaped and commences with a Yorkstone paved terrace of an ideal size for outside entertaining. Railway sleepers with built-in borders. Steps rise to a further Yorkstone terrace with additional railway sleepers. Side gate access.

#### **Front Garden**

To the front of the property is a lawn area with a path

that leads to the front door. Off street parking for one vehicle. Potential to add further parking if required.













## Ground Floor

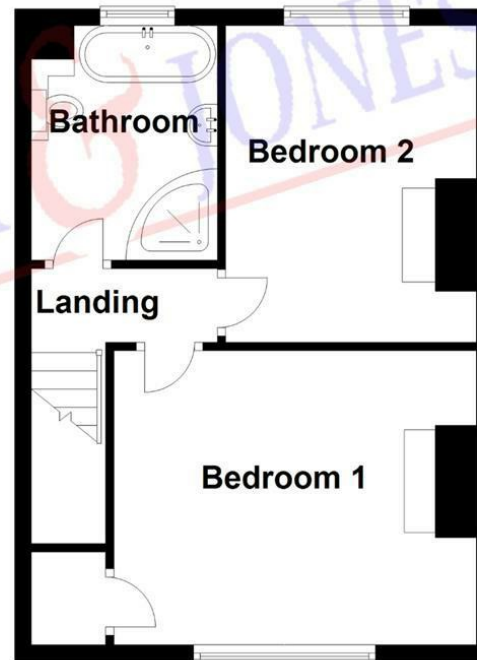


APPROX INTERNAL FLOOR AREA  
91 SQ M 976 SQ FT

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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## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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