



21 Mulberry Hill
Old Shenfield
Offers over £900,000

MEACOCK & JONES

21 Mulberry Hill, Old Shenfield, , CM15 8JS

****Offers invited in the region of £900,000 - £950,000****

A very substantial and appealing four bedroom detached house with the benefit of a delightful, secluded and large south westerly rear garden. Though this family home has already been extended, there is further scope, subject to the usual planning consents, to enlarge, if desired. Offered to the market with no onward chain, the property is located 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.

From beneath a sheltered entrance a UPVC wood effect obscure double glazed double front door opens to the:-

ENTRANCE HALL

A wrought iron spindled balustrade staircase rises to the first floor galleried landing and below this is a useful storage cupboard fitted with hanging rail. Radiator. Coved cornice to ceiling. Cloaks cupboard fitted with hanging rail and shelving.

GROUND FLOOR WET ROOM

Comprising a close coupled WC. Wall mounted wash hand basin with mixer tap. Heated towel rail and wall mounted shower attachment. Tiling to full ceiling height with feature border. Extractor unit. UPVC double glazed window to side elevation.

KITCHEN/BREAKFAST ROOM

17'3 max x 16'9 max (5.26m max x 5.11m max)

A bright and spacious L-shaped kitchen/breakfast room fitted with a range of modern contemporary style light gloss units that comprise base cupboards, drawers and matching wall cabinets along three walls. A contrasting Corian worktop incorporates a Blanco stainless steel sink unit, mixer tap with ribbed Corian drainer. Integrated appliances

to remain include a Klarstein two ring gas hob and Bosch extractor unit fitted above. Separate four ring induction hob. Integrated oven and Miele dishwasher. Space for free standing fridge/freezer. Spotlights to ceiling. Tall contemporary style radiator. UPVC double glazed windows face the front and side elevations and a pair of wide UPVC double glazed French doors lead to the south westerly facing rear garden decked area. A bi-folding door opens to the:-

UTILITY ROOM

9'8 x 6'9 (2.95m x 2.06m)

An excellent companion to the kitchen/breakfast room fitted with a matching range of light gloss units that comprise base cupboards, drawers and matching wall mounted cabinets along two walls. A contrasting marble effect worktop incorporates a circular stainless steel effect sink unit with mixer tap. Space and plumbing below for domestic appliances. Space for additional free standing refrigerator. Heated towel rail. Spotlights to ceiling. UPVC double glazed window to the front elevation. A cupboard conceals the meters.

SITTING ROOM

24'4 x 12'8 (7.42m x 3.86m)

A bright and spacious reception room drawing light through a double glazed window that overlooks the large rear garden with radiator below. Coved cornice to ceiling. Additional radiator. A central focal point is a Yorkstone effect fire surround with shelving and matching TV stand adjacent. The sitting room is open to the:-

GARDEN ROOM

13'8 x 9' (4.17m x 2.74m)

A sunny room illuminated by UPVC double glazed windows to the rear and side elevations in addition to two double glazed skylight windows and a pair of double glazed French doors that lead outside. Spotlights and coved cornice to ceiling. Wood effect flooring. Radiator.

DINING ROOM

12' x 7'3 (3.66m x 2.21m)

A versatile reception room illuminated by a double glazed window to the front elevation with radiator below. Coved cornice to ceiling. Though currently arranged as a dining room, this room would serve as an excellent study or children's play room, if required.

FIRST FLOOR LANDING

The landing draws light from a double glazed window to the front elevation. Access to loft storage space. Doors to:-

BEDROOM ONE

12'5 x 10'5 (3.78m x 3.18m)

A wide double glazed window overlooking the garden below. Radiator. Coved cornice to ceiling. Along one wall a range of floor to ceiling wardrobes that provide extensive hanging and shelving space.

BEDROOM TWO

13'5 max x 11'6 max (4.09m max x 3.51m max)

Double glazed window to rear elevation. Radiator. Coved cornice to ceiling. Wood effect flooring.

BEDROOM THREE

9'5 x 9' (2.87m x 2.74m)

Double glazed window to the side elevation. Coved cornice to ceiling. Radiator.

BEDROOM FOUR

11'4 x 7'4 (3.45m x 2.24m)

Double glazed window to the front elevation. Radiator.

FAMILY BATHROOM

Comprising a panel enclosed bath with hand grips and wall mounted mixer tap with wall mounted shower attachment. Vanity wash hand basin with cupboards below. Bidet. Low level WC. The walls are partially tiled. Radiator with heated towel rail. UPVC obscure double glazed window to the side

elevation. Door to airing cupboard that incorporates the hot water cylinder with slatted shelving above.

REAR GARDEN

As previously mentioned, the rear garden has a south westerly elevation, so is in sunshine throughout virtually the entire day. Across the rear of the kitchen/breakfast room is a raised decked area from which steps descend to an extensive garden terrace. The remainder of the garden has been laid to a lawn with well stocked flowerbed borders and the rear boundary is planted with mature hedgerow that affords privacy and screening from neighbouring properties in Mill Hill behind. The garden has a width of 49' and a maximum depth of 75'. This is because beyond the main garden area, a pergola leads to an additional garden area previously used as a vegetable garden, fitted with three raised timber framed flowerbeds and a garden terrace which leads to a garden shed which is situated on a concrete base. In fact, the entire plot measures 0.1362 acre. Outside light and tap. A side gate leads to the front garden and double glazed door opens to the integrated garage.

FRONT GARDEN

A tarmacadam driveway provides spacious off street parking. The remainder of the front garden is largely laid to a deep lawn and a pathway leads to the front door. Driveway to garage.

GARAGE

17' x 9' (5.18m x 2.74m)

The house was originally built with a double garage, though part of this has now been incorporated into the house to provide a utility room. Fitted with an up and over door. The garage has power and light. The garage accommodates the Viessmann wall mounted gas fired boiler. Useful storage within the garage rafters. Spotlights to ceiling. Door to rear garden.

AGENTS NOTE

Whilst care has been exercised in the preparation of these particulars, statements about the property must not be relied upon as representations or statements of fact. Prospective purchasers must make and rely upon their own enquiries and those of their professional representatives. All measurements, areas and distances given are

approximate. We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order. Any fixtures or fittings detailed in these particulars are not necessarily included in the sale price and Meacock & Jones and their staff accept no liability for any errors contained therein.



