



61 Sebastian Avenue
Shenfield
£975,000

MEACOCK & JONES

61 Sebastian Avenue, Shenfield, Essex, CM15 8PW

A most attractive 1930s four bedroom detached property situated on the very popular Shenfield Park development in Shenfield. The property is only a few minutes walk from the centre of Shenfield and the mainline railway station.

From beneath a sheltered entrance a fine stained glass insert obscure double glazed lead light oak front door with obscure glazed panel to the side opens to the:-

ENTRANCE HALL

A spacious hallway 15'7 in length. Stairs rise to the first floor with useful understairs storage cupboard beneath. Wood strip flooring. Radiator with decorative cover. Coved cornice to ceiling. A door leads into the:-

CLOAKROOM

5'4 x 5'2 (1.63m x 1.57m)

Tiling to floor. Radiator. Fitted with a white sink with vanity unit below. Mosaic splashback. Close coupled WC. Door to:-

DINING ROOM

13'4 into bay x 13'1 (4.06m into bay x 3.99m)

Continuation of wood strip flooring. Coving to ceiling. Radiator. Attractive bay window with shutter blind. A key focal point of the room is the open fireplace with wooden mantle and slate hearth fitted with an attractive log burner. Window to the side elevation with shutter blind.

LOUNGE

23'5 x 11'4 (7.14m x 3.45m)

A splendid room of very generous dimensions with double doors leading back into the dining room. Two windows to the side elevation. Feature cast iron fireplace with granite hearth. Two radiators one with bespoke cover. Continuation of oak wood strip flooring. Coved cornice to ceiling. French doors with glazed panels to either side lead out to the spacious south facing rear garden.

KITCHEN/BREAKFAST ROOM

20'3 x 14'4 (6.17m x 4.37m)

A very spacious open plan family area with french doors leading out to the spacious rear garden. LED lights to ceiling. Radiator with decorative cover. Fitted with a range of oak effect Shaker style units comprising base and eye level cupboards with a Range master cooker with extractor above. Granite worktops with granite splashback. One and a half bowl sink unit with ribbed granite drainer. Dishwasher. Space for American style fridge freezer. Built in Neff microwave. Dresser style unit with granite worktop providing further storage space. Tasteful tiling to floor.

UTILITY ROOM

9'4 x 5'4 (2.84m x 1.63m)

Continuation of tiled flooring. LED lights to ceiling. Radiator. Fitted with a range of maple effect base and eye level units with laminate worktops above. One and a half bowl sink unit with drainer. Door leading into the garage store room.

FIRST FLOOR LANDING

A spacious landing. Coved cornice to ceiling. Access to loft storage.

BEDROOM ONE

19'6 x 11'0 reducing to 7'3 (5.94m x 3.35m reducing to 2.21m)

A very large main bedroom. LED lights to ceiling. Coved cornice to ceiling. Five panel built in storage wardrobe providing ample hanging and shelving space. UPVC double glazed window to the rear elevation with radiator beneath. Door to:-

EN-SUITE SHOWER ROOM

9'3 x 4'10 (2.82m x 1.47m)

Obscure UPVC double glazed window to side elevation. Fully tiled. Hand wash basin with two drawer vanity unit below. Close coupled WC. Chromium heated towel rail. Walk-in shower cubicle with hand held controls and drench head shower attachment above. LED lights to ceiling.

BEDROOM TWO

10'10 x 10'7 (3.30m x 3.23m)

Another very good sized dual aspect bedroom with a bay window to front elevation with feature shutters. Further window to the side. Coved cornice to ceiling. Radiator.

BEDROOM THREE

10'8 x 10'6 (3.25m x 3.20m)

LED lights and coved cornice to ceiling. UPVC double glazed window to the rear elevation with radiator below. Built in double wardrobe. Laminate flooring.

BEDROOM FOUR

8'10 x 6'8 max (2.69m x 2.03m max)

UPVC double glazed window to the front elevation with feature shutters and radiator below. Coved cornice to ceiling. Built in double wardrobe with sliding doors. Five drawer dresser with shelving above.

FAMILY BATHROOM

A well appointed room with underfloor heating. Walk-in shower cubicle. LED lights to ceiling. White wash hand basin with two drawer vanity unit beneath. Chromium towel rail. Close coupled WC. White sunken bath with tiled surround. Tiling to walls. Obscure UPVC double glazed window to the side elevation.

OUTSIDE

REAR GARDEN

A large sunny south facing rear garden measuring approximately 110' in length. Side access to the front garden. Power and light. Attractive feature lighting. Outside tap. The garden commences with a Yorkstone style paved patio area with bull nose brick finish. A Yorkstone path leads down to the summer house. The remainder of the garden is laid mainly to lawn with mature shrub bed borders providing privacy and seclusion and there is a further raised decking area for outside entertaining and a sunken trampoline. Useful shed storage behind the summerhouse.

SUMMERHOUSE

13'7 x 13'5 (4.14m x 4.09m)

A very attractive addition to the garden. Power and light connected. This could potentially be used as a home office.

FRONT GARDEN

To the front of the property there is a block paviour driveway which provides off street parking for numerous cars. A pair of wooden doors open to reveal a most practical area for storage.

AGENT'S NOTE

The current vendors have submitted plans to Brentwood Borough Council for a ground floor extension



