



**The Cottage 3, Glendale Close
Shenfield
Offers over £500,000**

MEACOCK & JONES

106 Hutton Road, Shenfield, Essex, CM15 8NB

Tel: 01277 218485

Email: enquiries@meacockjones.co.uk

Web: www.meacockandjones.co.uk

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*** Guide Price £500,000 - £550,000 *** Set in the centre of Old Shenfield, and just 0.9 miles from Shenfield mainline station, with its fast and frequent service into London, and beyond with the Elizabeth Line, we are delighted to offer this beautifully presented two bedroom house with the added benefit of no onward chain. Nestled in a quiet cul-de-sac with a private courtyard style garden and comfortable parking for a couple of cars, this would make a perfect home for a young family, downsizers, or anyone looking to move to a fantastic location.

The porch leads you into a bright and airy spacious dual aspect living/dining room, with attractive solid wood flooring and understairs storage cupboard. From here an arch opens to the well fitted kitchen with tiling to the floor, plenty of cherry wood style units at low and eye level with contrasting granite style work tops and porcelain sink, and space for a fridge/freezer. Stairs rising up from the living room to the two double bedrooms, bedroom one having floor to ceiling height wardrobes, bedroom two has a convenient built in storage cupboard. There is a separate wc with sink, and completing the accommodation is a fully tiled walk in wet room.

Externally the south east facing garden is low maintenance and has the convenience of a garden shed with power and lighting, fencing, mature trees and shrubs to borders, and is completely unoverlooked. To the front of the property the driveway provides parking.

The area has an abundance of schooling to choose from, at all levels from nursery through to senior school, including the highly rated St Marys School, plus the convenience of easy access to the A12/M25 and the A127. There are also plentiful options for parks and woodlands nearby, and both Shenfield and Brentwoods high streets are within an easy walk.

- CENTRAL OLD SHENFIELD LOCATION
- TWO DOUBLE BEDROOMS
- LARGE LIVING/DINING ROOM
- BEAUTIFULLY PRESENTED
- NO ONWARD CHAIN
- 0.9 MILES TO SHENFIELD STATION
- SECLUDED REAR GARDEN
- PARKING FOR TWO CARS
- ST MARYS SCHOOL CATCHMENT
- QUIET CUL-DE-SAC POSITION



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Accommodation comprises:

Entrance Porch

Lounge/Diner 18'11 x 19'4 max (5.77m x 5.89m max)

Kitchen 8'7 x 8'2 (2.62m x 2.49m)

First Floor Landing

Bedroom One 10'2 x 9'11 (3.10m x 3.02m)

Bedroom Two 12'6 x 8'7 (3.81m x 2.62m)

Wet Room

Separate wc

Externally

Secluded Rear Garden

Parking for Two Vehicles





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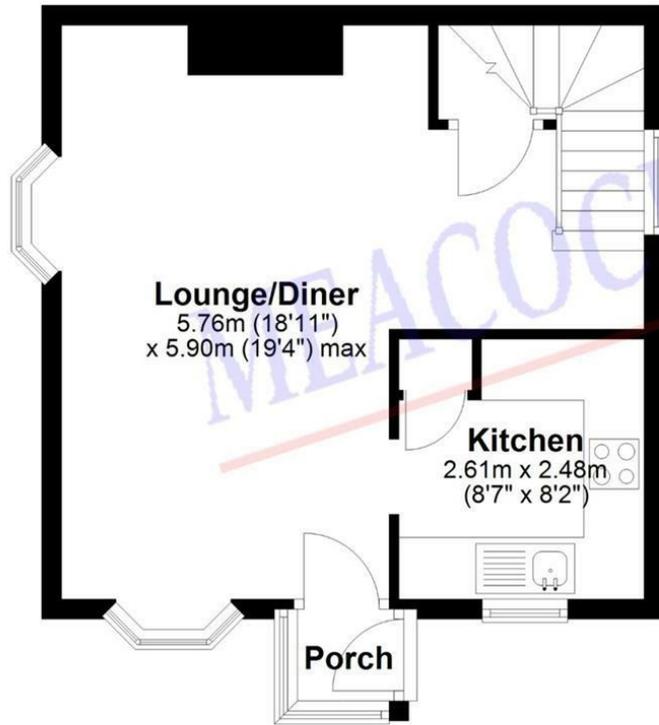


APPROX INTERNAL FLOOR AREA
TOTAL 69 SQ M 743 SQ FT

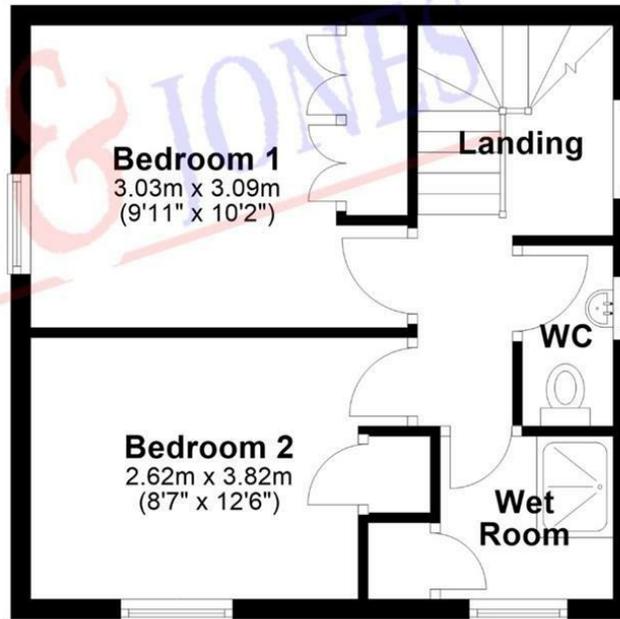
This plan is for layout guidance only and is **NOT TO SCALE**.
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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Ground Floor



First Floor



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	68	75

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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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