

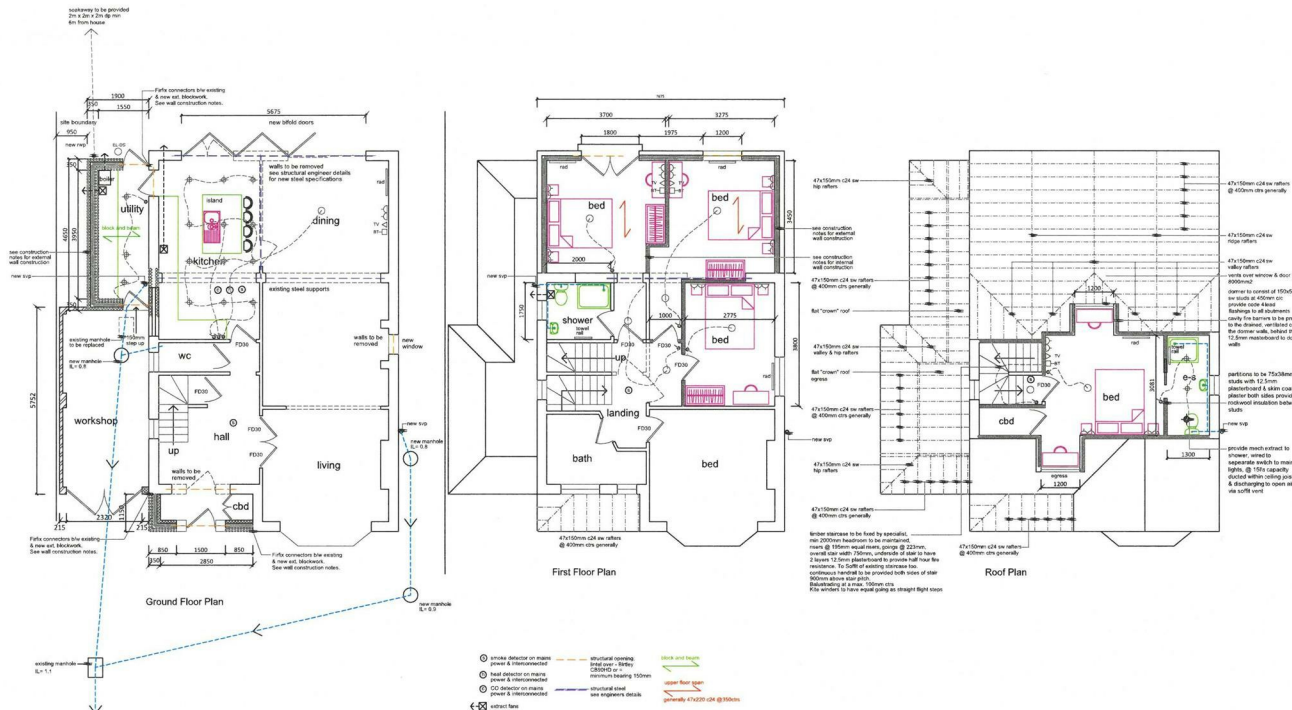


28, Crossways
Shenfield

MEACOCK & JONES

A superb central Shenfield 1950's built three bedroom detached house providing bright, spacious and well appointed accommodation throughout and with the benefit of a garden annexe, ideal for dual living. The location is excellent, just off the Broadway and the lovely 116' gardens are an attractive feature. Planning permission (Ref: 24/01356/HHA) has been granted for the substantial extension of the existing property, allowing for its transformation into a spacious five-bedroom, three-bathroom family home.

Guide price £975,000



From beneath a sheltered entrance a wood effect panelled front door with obscured glazed lead light inserts opens to the:-

RECEPTION HALL

A bright and spacious entrance into this attractive property. Illuminated by two UPVC double glazed leaded light windows fitted above the stairwell. A staircase rises to the first floor landing and below that is a deep storage cupboard fitted with light. A wooden floor runs throughout. Decorative ceiling rose. Coved cornice to ceiling. Radiator. Door to:-

GROUND FLOOR CLOAKROOM

Comprising a low level WC and wall mounted vanity wash hand basin with mixer taps and white gloss cupboard below. Charcoal effect tiling to floor. Tiling to full ceiling height. Extractor unit. Radiator.

SITTING ROOM 13'8 x 12'2 (4.17m x 3.71m)

A large UPVC double glazed leaded light window with stained glass inserts faces the front elevation. Radiator. Continuation of wooden flooring from the reception hall. Decorative ceiling rose and coved cornice to ceiling. Three wall light points. A central focal point is an ornate wooden carved fireplace incorporating a gas coal effect fire with marble surround and hearth.

FAMILY AREA 12'4 x 12' (3.76m x 3.66m)

A versatile area currently accommodating seating. Fitted with a decorative ceiling rose and coved cornice to ceiling. Continuation of wooden flooring. Radiator. Two wall light points.

DINING AREA 12'8 x 11'3 (3.86m x 3.43m)

A well proportioned room situated at the rear of the property from which a pair of UPVC double glazed sliding patio doors open to the rear garden terrace. Radiator. The dining area is conveniently situated adjacent to the kitchen/breakfast room.

KITCHEN /BREAKFAST ROOM 18' x 10'2 (5.49m x 3.10m)

The kitchen/breakfast room has been fitted with a range of light coloured modern units that comprise base cupboards, drawers and matching wall cabinets along two walls. A contrasting worktop incorporates a Quartz single drainer sink unit with mixer tap and tiled splashbacks fitted above. Integrated appliances to remain include a Neff fan assisted oven with cooker above and concealed extractor unit over. Miele washing machine and Miele tumble drier and a recently installed integrated dishwasher. Space for American style fridge/freezer. Tiled effect flooring throughout. Spotlights to ceiling. Light is drawn from a UPVC double glazed leaded light window to the side in addition to a pair of UPVC double glazed French doors that open to the rear garden terrace and afford attractive views of the extensive garden beyond. Dado rail.

FIRST FLOOR LANDING

As previously mentioned, a window fitted above the stairwell draws light into the reception hall and the landing above. Access to loft storage space. Coved cornice to ceiling. Doors to:-

BEDROOM ONE 14' max x 11'5 (4.27m max x 3.48m)

A sunny bedroom from which a large UPVC double glazed leaded light bay window faces the southerly elevation of the house. Radiator. Decorative ceiling rose. Ornate coved cornice to ceiling. Built-in wardrobes provide extensive clothes storage.

BEDROOM TWO 12'5 x 12'5 (3.78m x 3.78m)

An attractive well proportioned bedroom situated at the rear of the property from which a UPVC double glazed leaded light window overlooks the extensive and well tended garden to the rear of the property. Radiator. Coved cornice to ceiling.

BEDROOM THREE 10'4 x 9'5 (3.15m x 2.74m;1.52m)

Given that this is the smallest of the bedrooms in the property, it is, in our opinion, a very good size indeed and could quite comfortably accommodate a double bed, if required. UPVC double glazed window to the rear aspect with radiator below. Built-in wardrobes provide useful clothes storage.

FAMILY BATHROOM

Comprising a tile enclosed bath with handgrips. A recently installed shower enclosure. Close coupled WC with wooden seat. Pedestal wash hand basin with mixer tap. Radiator. Tiling to full ceiling height with decorative border. Charcoal tiled effect floor. UPVC obscure double glazed leaded light windows with stained glass inserts face the front elevation. Coved cornice to ceiling. Radiator.

REAR GARDEN

The rear garden is a most attractive feature of this property. It has a depth of 116' and a width of 40'. Running across the rear of the property is a paved terrace retained by a low level brick wall. From here a step rises to an extensive lawn area which is bordered on both side boundaries with a mature array of shrubs and plants. Adjacent to the property is a set of wrought iron gates which provide access via the side of the property towards a garage which is situated at the far end of the rear garden. Sunken ornamental pond.

OUTBUILDING/POTENTIAL ANNEX 20' x 19'6 (6.10m x 5.94m)

UPVC double glazed windows are fitted to the rear and side elevations. Spotlights to ceiling. Door to storeroom. Plans have been drawn to convert the outbuilding into an annex to provide a bedroom, en-suite shower room and open plan kitchen/living area.

STORE ROOM 15' x 11' (4.57m x 3.35m)

Fitted with an obscure glazed window to the rear

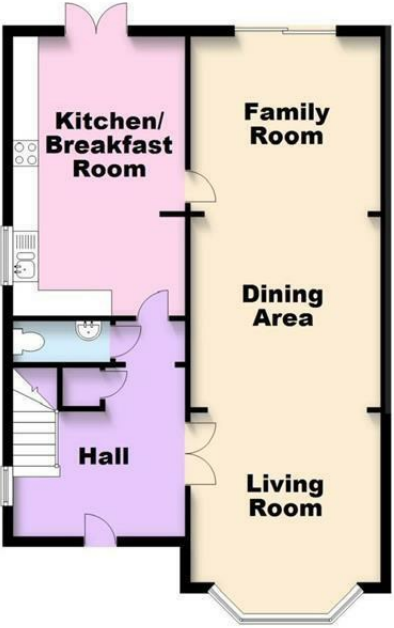
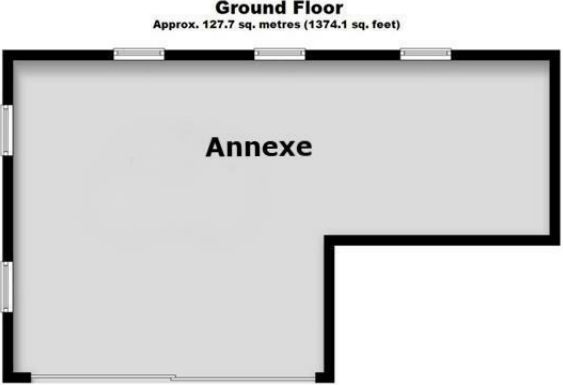
elevation. Power and light. Door opens to the rear garden.

FRONT GARDEN

The front garden comprises a brick paviour driveway that provides spacious off street parking. The front garden is retained from the road by a feature brick wall behind which is a raised flowerbed, planted with mature shrubs and plants which provide screening from Crossways. As previously mentioned, a set of wrought iron gates run adjacent to the house and give vehicular access into the rear garden.







Total area: approx. 177.0 sq. metres (1905.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurement of doors, windows and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes and only should be used as such.

Plan produced using PlanUp.



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 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	