



50, Mayfield Gardens  
Brentwood

MEACOCK & JONES

A very appealing, bright and spacious extended three bedroom semi-detached house, ideally located within a mile of Brentwood Elizabeth Line station with fast links to the City of London, Paddington and beyond. The 60' southerly rear garden and close proximity to Becket Keys Senior School, St Thomas' and St Helens Primary schools, will appeal to families that are looking to move to the area.

**Initial offers are invited in the region of £475,000 to £500,000**



## Accommodation comprises:

A sliding upvc obscure double glazed front door with windows to side opens to:

## Entrance Porch

A useful and practical area for the storage of coats and shoes. Wall light point. A upvc obscure double glazed front door opens to:

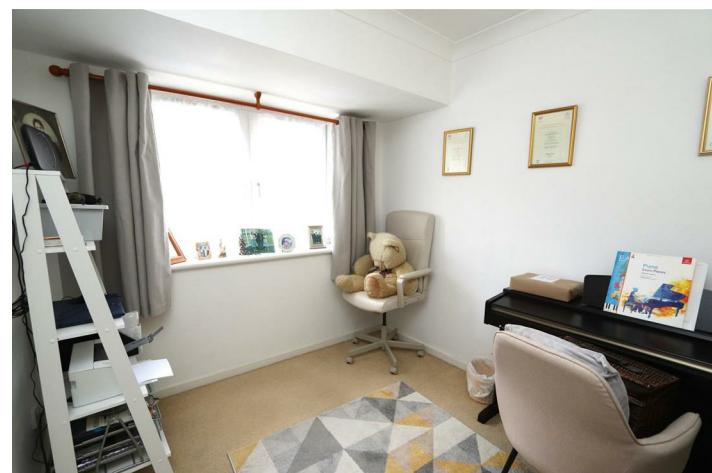
## Entrance Hall

A staircase rises to the first floor landing. Coved cornice to ceiling, A door opens to a practical storage cupboard and a pair of double doors open to a wide cloaks cupboard, fitted with hanging rail and shelving. Radiator. Door to:

## Ground Floor Cloakroom

This comprises a close coupled wc and a vanity wash hand basin with mixer tap, tiled splashbacks and white gloss drawers fitted below. Coved cornice to ceiling. Upvc obscure double glazed window to front elevation.

## Family Room 9'8 x 7'7 (2.95m x 2.31m)



This room is very versatile, situated at the front of the property. Coved cornice to ceiling, Upvc double glazed window to front elevation. Radiator.

## Lounge 16'8 x 10'6 (5.08m x 3.20m)



A well proportioned reception room; a central focal point of which is a feature decorative stone fireplace that incorporates an electric fire. Decorative ornate coved cornice to ceiling and matching ceiling rose. Radiator. A door connects to the kitchen and wide sliding double glazed doors open to the:

## Living/Dining Room 15'8 x 11'7 (4.78m x 3.53m)



This family home was extended in 2015 to provide a magnificent room from which a pair of upvc double

glazed French doors open to the rear garden sun terrace. This room is further illuminated by upvc double glazed windows that offer extensive views of the well tended 60' southerly garden to the rear, in addition to two large skylight windows. Tiling to floor. Feature contemporary style radiator. This is a very versatile space, currently offering a more formal dining alternative to the kitchen/breakfast room, along with an informal seating area. The space could very well provide an excellent additional sitting room, or children's playroom, if required.

## Kitchen/Breakfast Room 16'6" x 6'5" (5.04m x 1.96m)



The kitchen has been comprehensively appointed with an attractive range of units that comprise white base cupboards, drawers and matching wall cabinets with concealed downlighting along two walls. A contrasting marble effect roll edged worktop incorporates a stainless steel single drainer sink unit with mixer tap and tiled splashbacks fitted above. Integrated appliances to remain include a Blomberg four ring gas hob with concealed extractor unit above and fan assisted oven below. Tiling to floor. Space for free standing refrigerator and freezer. Radiator. Coved cornice to ceiling. Light is drawn from upvc

double glazed windows fitted to the side and rear elevations. A upvc double glazed door leads outside. As previously mentioned, this kitchen/breakfast room is of sufficient size to accommodate a dining table and chairs.

### First Floor Landing

Access to loft storage space. A pair of double doors open to a deep storage cupboard fitted with slatted shelving and a radiator. This will be ideal for the storage of towels and linen.

### Bedroom One 12'4 x 9'6 (3.76m x 2.90m)



A large bedroom from which a upvc double glazed window overlooks the attractive garden below. Running along an entire wall are a range of floor to ceiling wardrobes which provide extensive clothes storage, with a recess and shelving inset and a range of cupboards and drawers below. Radiator. Coved cornice to ceiling.

### Bedroom Two 10'6" x 8'0" (3.21m x 2.45m)



A well proportioned bedroom situated at the front of the house. Upvc double glazed window. Radiator. Bifold doors open to a deep cupboard that offers spacious clothes storage, shelving and automatic light.

### Bedroom Three 12'4 x 7'7 (3.76m x 2.31m)



It may be worth noting that all three bedrooms within this property can quite comfortably accommodate a double bed, if required. Radiator. Upvc double glazed window to rear aspect. Coved cornice to ceiling. A

pair of double doors open to a cupboard fitted with hanging rail and shelving space.

### Family Bathroom



The family bathroom has been tastefully appointed with a newly installed four piece suite that comprises a panel enclosed bath with mixer tap, back to wall wc with concealed cistern, vanity wash hand basin with mixer tap and cupboards fitted below and a wide shower enclosure fitted with wall mounted controls and a hand held shower attachment. Contemporary wood effect floor. Heated ladder towel rail. Shaver point. A sliding door opens to a deep cupboard that extends above the stairwell fitted with shelving. Upvc obscure double glazed window to front aspect.

### Externally

## Rear Garden



The rear garden is a particularly attractive feature. As previously mentioned, it has a southerly elevation, so is in sunshine throughout the entire day. The garden is a very good size indeed, with a depth of 60'. Across the rear of the property is a paved terraced retained by a low level brick wall, from which semi-circular steps ascend to a large and well tended lawn area. To the far end of the garden, a step rises to a contemporary style raised terrace which was installed by the current owner within the last year or so and this accommodates a garden storage room, ideal for the storage of garden furniture and equipment. There is access along the side of the property to the front garden via a secure wooden gate. Outside tap and sensor lighting. Door to:

### **Utility Room 7'7 x 5'8 (2.31m x 1.73m)**

Accessed from the side of the property through an obscure glazed door. A useful and practical companion to the kitchen/breakfast room, with space and plumbing for domestic appliances, and a wooden worktop fitted above. Additional wall mounted cabinets to two walls, wall mounted gas fired boiler. The room also accommodates the meters and fuse box.

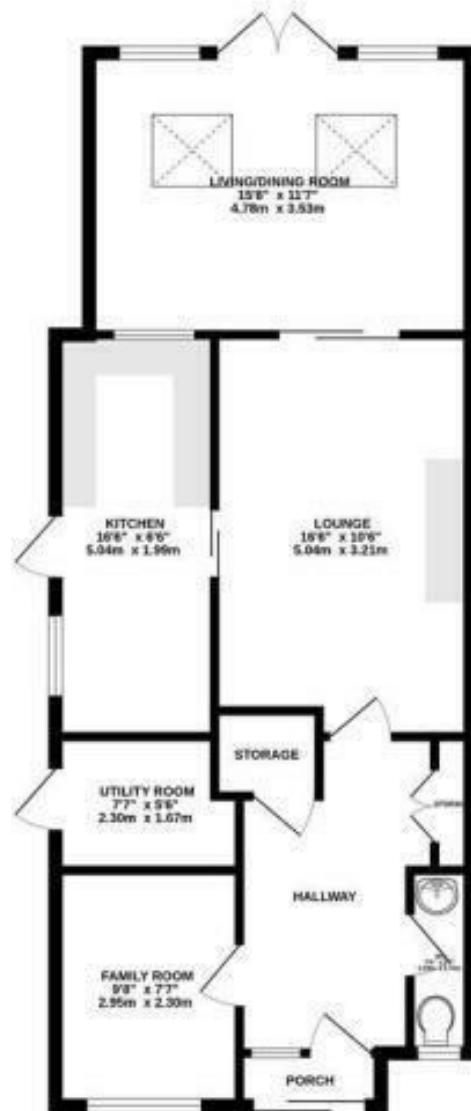
## Front Garden

A deep driveway can comfortably provide off street parking for two/three vehicles. The remainder of the garden has been laid to lawn, planted with a varied and mature assortment of shrubs, many of which are spring flowering. These include a camelia, fuchsia, roses, hydrangeas and lilies. It may be useful to note that if more off street parking were required, this front garden could accommodate parking for an additional two vehicles.

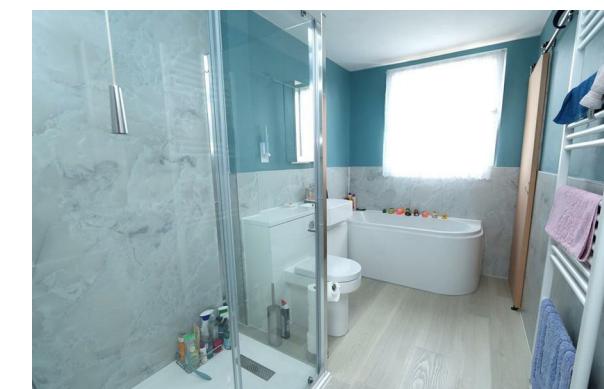
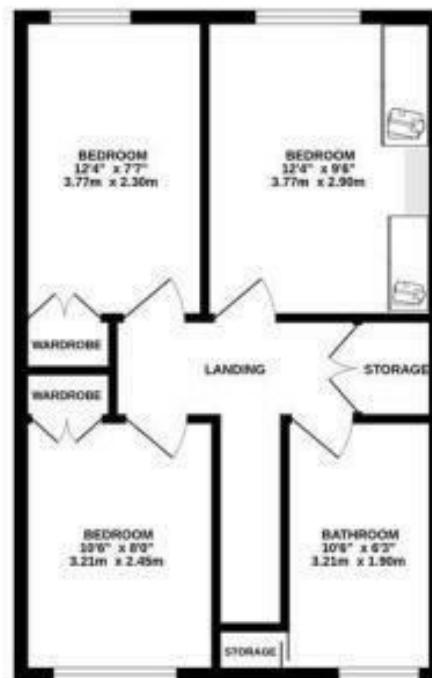




GROUND FLOOR  
715 sq.ft. (66.4 sq.m.) approx.



1ST FLOOR  
461 sq.ft. (42.9 sq.m.) approx.



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			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			