



Worrin Road, Shenfield, Brentwood, Essex, CM15 8DH  
£1,300,000



A wonderful contemporary and modern four bedroom detached house situated in the much sought after Old Shenfield ideally located within walking distance of Shenfield Broadway and mainline railway station. Accommodation is split across three levels. There is an open plan kitchen/dining area on the ground floor with bi fold doors leading to a well landscaped rear garden. There are three bedrooms on the first floor with an ensuite to the master and a further bedroom on the second floor. There is also off street parking. Early viewing is highly recommended to fully appreciate the accommodation on offer.

- 4 BEDROOM DETACHED HOUSE
- WALKING DISTANCE OF SHENFIELD HIGH STREET AND MAINLINE RAILWAY STATIONS
- LANDSCAPED GARDEN
- OPEN PLAN KITCHEN/DINING AREA
- SUPERB OLD SHENFIELD LOCATION
- 3 FLOORS
- OFF STREET PARKING



## Ground Floor

### Entrance Hall



There is oak flooring throughout and also a storage cupboard under the stairs. Window to side aspect and doors leading to accommodation.

### Cloakroom



There is a two piece suite comprising a toilet and wash hand basin.

### Lounge



5.99m x 5.43m (19' 8" x 17' 10")

The lounge is a bright and spacious room where the oak

flooring continues from the entrance hallway. Large window to front aspect and doors leading to kitchen/diner room.

### Kitchen/Dining Room



7.54m x 3.48m (24' 9" x 11' 5")

There is a contemporary kitchen with gloss fronted units complimented by oak work surfaces and flooring. There are integrated appliances including dishwasher, washing machine/dryer, fridge, freezer and built in double oven and four ring gas hob with recessed extractor fan above. Breakfast bar open plan into dining area with large bifold doors leading to garden.

## First Floor

### Landing

Stairs leading to the second floor. Doors leading to accommodation.

### Master Bedroom



5.53m x 4.16m (18' 2" x 13' 8") A bright and spacious room with two windows to front aspect and space for king size bed and furniture. Door leading to Ensuite.

### En Suite



Comprises a white three piece suite including toilet, shower enclosure and rectangular wash hand basin with cupboard beneath. Opaque window to front aspect and tiling to floor.

### Bedroom Two



4.57m x 2.00m (15' 0" x 6' 7") plus door recess 2.79m (9'22) Double bedroom with window to rear aspect and space for bedroom furniture.

### Bedroom Three



5.53m x 2.41m (18' 2" x 7' 11") Window to front aspect.

## Family Bathroom



Villeroy and Bosch suite including toilet, bath and separate shower enclosure. Opaque window to rear aspect.

## Second Floor

### Bedroom Four



4.47m x 4.16m (14' 8" x 13' 8")

Sloping ceiling with walk in wardrobe area and access to eaves storage. Skylight windows for natural light.

## Exterior

## Rear Garden



Well landscaped rear garden with patio and lawn areas. Brick built storage shed.

## Front Garden



Paved offering ample off street parking. Additional electric car charging point.

### PROPERTY MISDESCRIPTIONS ACT 1991

The Agents not tested any apparatus, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Adviser. References to the Tenure of the property are based on information supplied by the Vendor. The agent has not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.