



37 Rochford Avenue, Shenfield, Brentwood, Essex, CM15 8QN  
£1,275,000



Situated on a substantial corner plot is this extremely well appointed four bedroom detached house that has a large kitchen dining room at the rear of the property that overlooks the garden and has been luxuriously fitted with a Tom Howley kitchen complete with Miele appliances and under floor heating. There is an en-suite to the master bedroom and a family bathroom, both of which have a bath and shower and have been tastefully designed. The two separate reception rooms offer lots of space, there is a useful utility and ground floor WC and a well kept large rear garden that features a useful outbuilding. The property is within walking distance of Shenfield mainline railway station and High Street.

- IMMACULATELY PRESENTED FOUR BEDROOM DETACHED HOUSE
- TWO SPACIOUS SEPARATE RECEPTION ROOMS
- MASTER BEDROOM WITH EN-SUITE BATHROOM
- UTILITY ROOM AND GROUND FLOOR WC
- LARGE GARDEN ROOM
- STUNNING BESPOKE KITCHEN BY TOM HOWLEY WITH MIELE APPLIANCES
- NEATLY KEPT SOUTH WEST FACING REAR GARDEN
- WALKING DISTANCE OF SHENFIELD MAINLINE RAILWAY STATION AND SHOPPING BROADWAY
- TASTEFULLY APPOINTED FAMILY BATHROOM



## Ground Floor

### Entrance Hall



6.22m x 2.17m (20' 5" x 7' 1") A covered entrance porch with a tiled roof leads a UPVC entrance door that opens onto a spacious entrance hall that has been laid with 'Amtico' flooring that has been laid in a chevron pattern with a border around the perimeter. A staircase with a deep storage cupboard beneath rises to the first floor landing, and there is also a radiator.

### Sitting Room



5.16m x 3.56m (16' 11" x 11' 8") Another bright and spacious reception room with a double glazed bow window facing the front aspect. This room also has a feature fireplace which has been fitted with a gas fire that is remotely controlled.

### Drawing Room



6.01m x 3.49m (19' 9" x 11' 5") A bright room which draws light from a double glazed bow window facing the to the front aspect. The central feature of the room is a feature fireplace which has a remote controlled gas fire. There is an additional window to the side, two radiators and a continuation of the flooring from the entrance hall.

## Kitchen / Dining Room



9.47m x 3.77m (31' 2" x 12' 4") This beautiful space is situated at the rear of the house overlooking the garden and has been luxuriously appointed with a 'Tom Howley' kitchen which is complete with 'Miele' appliances and under floor heating. There is a set of double glazed French doors that open onto the rear patio and a matching window that also overlooks the garden. Granite worksurfaces extend along two sides, set into which is a one-and-a-half bowl sink unit with carved drainer. Integrated appliances from 'Miele' include two ovens, an induction hob with extractor fan above, dishwasher and fridge/freezer. There are tiled floors, recessed down lighting and a radiator.

## Utility Room



5.00m x 2.15m (16' 5" x 7' 1") This functional space is extremely useful and is fitted with matching units to that of the kitchen, also with granite work surfaces. There is an external door which leads to the side access, recessed down lighting, radiator and door leading through to the WC.

## Ground Floor WC

Comprising a WC with wall mounted wash hand basin. Window to the side elevation.

## First Floor

### Landing



4.30m x 3.28m (14' 1" x 10' 9") The landing draws light from a window to the front elevation with radiator below, access to loft storage and an airing cupboard.

## Bedroom One



6.80m x 3.56m (22' 4" x 11' 8") (narrowing to 1.66m)  
An impressive master bedroom with a double glazed window overlooking the rear garden. There is a dressing area with ample room for wardrobes, recessed down lighting and a radiator beneath the window.

## En-suite Bathroom



A beautifully appointed bathroom which has been fitted with a four piece suite that comprises a large walk in shower enclosure, bath with mixer taps, vanity wash hand basin and a concealed cistern WC. The walls are fully tiled, as is the floor and there is a chrome heated towel rail, extractor fan, recessed down lighting and an obscure double glazed window facing the side aspect.

## Bedroom Two



4.60m x 3.59m (15' 1" x 11' 9") The second bedroom has a double glazed window to the front aspect with a radiator set below and also has a feature fireplace.

## Bedroom Three

3.48m x 3.27m (11' 5" x 10' 9") Double glazed window to the front aspect with radiator set beneath.

## Bedroom Four

3.13m x 2.47m (10' 3" x 8' 1") Double glazed window to the rear elevation with radiator set beneath.

## Family Bathroom



Another beautifully appointed bathroom which comprises of a tiled panel bath with vertical tiled border and wall mounted taps, concealed cistern WC, walk in shower enclosure and vanity wash hand basin. The walls and floor are fully tiled, there is a chrome heated towel rail, recessed spot lighting and an extractor fan.

## External

### Garage

The property benefits from a large detached double width garage block with two electrically operated doors. There is power and light connected.

### Front Garden

The overall plot is situated on a corner location and is particularly generous with a large driveway and neatly attended front garden. The property has CCTV security and an alarm system.

## Rear Garden



At the rear of the property there is a patio area running along the width of the plot. The south-west facing garden has been laid principally to lawn and is immaculately kept. The overall garden measures approximately 85ft and to the rear is an outbuilding.

### Outbuilding

A great addition to the property which could have many uses and comprises a spacious self contained building divided into two separate rooms plus a kitchen and separate WC. The spaces are currently being used as a large home office and a gym.

### Agents Note

The property has the benefit of CAT6 data cabling for LAN connections in the Lounge, Kitchen and Office. There is also hard wired CCTV and a stand alone alarm system which serves the house, garage and garden room.

**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.