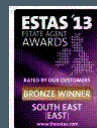




## St Andrews Place, Shenfield, Brentwood, Essex, CM15 8HH

£975,000



**\*\* GUIDE PRICE £975,000 - £1,025,000 \*\*** This beautifully appointed family home is conveniently located in a peaceful cul-de-sac in Old Shenfield, just 0.9 miles from the high street and mainline railway station. It offers four well-proportioned bedrooms, including a master with an en-suite shower room, alongside a modern family bathroom. The tastefully designed kitchen/diner features shaker-style units and enjoys views over the neatly maintained rear garden. Additional highlights include two inviting reception rooms, one of which is currently used as a playroom and a ground floor WC.

- **PRIME LOCATION CLOSE TO HIGH STREET AND STATION**
- **NEATLY ATTENDED REAR GARDEN WITH PRIVATE ASPECT**
- **POPULAR CUL-DE-SAC LOCATION**
- **FOUR BEDROOM FAMILY HOME WITH EN-SUITE TO MASTER BEDROOM**
- **TWO RECEPTION ROOMS PLUS SPACIOUS KITCHEN / DINER**
- **GROUND FLOOR WC**





# Ground Floor

## Entrance Porch

1.89m x 1.78m (6' 2" x 5' 10")

A secure composite entrance door with obscure glazed panel opens onto the entrance porch. There are exposed bricks to the walls, wood effect flooring, recessed spotlighting and an internal door that leads to the entrance hallway.

## Entrance Hall

6.05m x 1.08m widening to 1.84m (19' 10" x 3' 7" widening to 6'0")

There is a staircase which turns and rises the first floor landing with a double glazed window facing the rear. There is a continuation of the wood effect flooring, recessed spotlighting to the ceiling, a radiator and a storage cupboard beneath the stairs.

## Living Room



5.12m x 3.61m (16' 10" x 11' 10")

There is a double glazed window to the front elevation with a radiator set beneath, cove cornice to the ceiling, a wooden bressummer that sits above a former fireplace and provides space for television to be installed above. There are French doors that lead through to:

# Dining Room / Play Room



3.60m x 3.19m (11' 10" x 10' 6")

This room is situated on the rear of the property and has double glazed French doors that open directly onto the rear garden, there is a continuation of the floors from the hallway and living room, cove cornice to the ceiling and a radiator.

## Open Plan Kitchen / Dining Room



5.73m x 3.94m (18' 10" x 12' 11")

This spacious kitchen / diner is situated at the rear of the property with views over the garden and wood effect flooring runs throughout.



### Kitchen Area



The kitchen itself is fitted in a range of grey shaker style units which have quartz work surfaces that wrap around three sides as well as sitting on top of a centrally fitted island unit that provides further storage and a breakfast bar. There is space for an American style fridge freezer and integrated 'Siemens' appliances include a conventional oven, a combination oven and an induction hob with extractor hood above. There is also space for a dishwasher, an integrated washing machine and recessed spotlighting to the ceiling.

### Dining Area



Ample room for a six seater dining table, double glazed window to the side elevation and a door with glazed inserts also opening onto the side.

### Downstairs Cloakroom



0.98m x 1.80m (3' 3" x 5' 11")  
WC has been fitted with a close coupled WC and semi pedestal wash hand basin. The walls have been tiled to half height and there is recessed spotlighting to the ceiling a chrome heated towel rail.

### First Floor

#### Landing

3.73m x 2.25m (12' 3" x 7' 5")  
There is recessed spotlighting, access to the loft space.

### Master Bedroom



4.92m x 3.60m (16' 2" x 11' 10")  
A spacious master bedroom with a double glazed window to the front aspect with a radiator set beneath.



**En Suite Shower Room**



1.87m x 1.40m (6' 2" x 4' 7")

The shower room is fitted with a three piece suite which comprises a floating vanity wash hand basin with mixer tap, a close couple WC and a walk in shower enclosure which has bi-folding screen, wall mounted temperature and pressure controls, an overhead rainfall style shower and a separate hand held attachment. The walls are fully tiled, there is recessed spotlight lighting, an extractor fan and a chrome heated towel rail.

**Bedroom Two**



3.61m x 3.41m (11' 10" x 11' 2")

Situated to the rear of the property with a double glazed window overlooking the rear with a radiator set beneath.

**Bedroom Three**

2.42m x 3.95m (7' 11" x 13' 0")

Double glazed window overlooking the rear elevation with radiator set beneath, cove cornice to the ceiling .

**Bedroom Four**



2.72m x 3.31m (8' 11" x 10' 10")

Double glazed window to the front elevation with radiator set beneath, cove cornice to the ceiling.

**Family Bathroom**



2.35m x 1.69m (7' 9" x 5' 7")

The bathroom has been fitted in a three piece suite which comprises of a back to the wall freestanding bath with centrally mounted taps, and separate hand held shower attachment. A floating vanity hand wash basin with drawers beneath and a mixer tap, and a close coupled WC. The floors are tiled and there are matching tiles to half height, recessed spotlighting, extractor fan and a chrome heated towel rail.

**Exterior**



## Rear Garden



The rear garden is neatly maintained with flower and shrub borders on three sides, the central area is laid to lawn and there is a patio area for outside dining. The boundaries are fenced and there is pedestrian side access.

## Floorplan



### 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. Refernces 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.