



Hall Lane, Shenfield, Brentwood, Essex, CM15 9AB

£900,000



** GUIDE PRICE £900,000 - £925,000 ** Old Forge Cottage is an immaculately kept four bedroom family home, conveniently located in a central position which is just a short walk from Shenfield mainline railway station and shopping Broadway. Internally the house has been thoughtfully designed with many lovely features which give the property a lot of character. There has also been consideration given to storage facilities of which there are lots. At the rear of the property is a kitchen that is fitted with attractive traditional wood panelled units. There is also a utility room, two reception rooms and a study. The bedrooms each have built in wardrobes or fitted furniture and the bathroom has both a bath and walk in shower enclosure. Externally, the property benefits from a large driveway that provides excellent parking facilities and leads to a garage. The private gardens wrap around the house and are screened with mature shrubs.

- DETACHED FOUR BEDROOM PROPERTY
- LARGE DRIVEWAY PLUS GARAGE WITH AUTOMATED DOOR
- TWO SEPARATE RECEPTION ROOMS
- CHARACTER PROPERTY WITH LOTS OF STORAGE
- GROUND FLOOR WC
- CLOSE TO SHENFIELD MAINLINE RAILWAY STATION
- PRIVATE REAR GARDEN WITH MATURE SHRUBS
- STUDY FOR HOME WORKING
- IMMACULATEDLY KEPT THROUGHOUT



Ground Floor

Entrance Porch

The property is approached via a covered porch with a tiled floor which has a solid wood panelled door that opens onto the entrance hallway.

Entrance Hallway



4.96m x 1.70m plus 2.69m x 0.84m (16' 3" x 5' 7" plus 8' 10" x 2' 9")
The hallway has a fitted coir mat, coved cornice to the ceiling and a staircase which turns and rises to the first floor landing. There is also a radiator, two large cupboards that provide storage for shoes and coats and a further cupboard which is currently used as a wine store. Double glazed leaded light window overlooking the rear garden.

Living Room



5.78m x 3.62m (19' 0" x 11' 11")
A bright dual aspect room which draws light from double glazed leaded light windows facing the front and side aspects, each with a radiator set beneath. The room has a lot of character features which include decorative timber beams to the ceiling, a large brick built fireplace with timber bressummer and a fitted bookcase. There is also a useful storage cupboard.

Dining Room



3.50m x 3.64m (11' 6" x 11' 11") Into the bay window.
This separate reception room overlooks the rear garden via a large bay window which has double glazed leaded lights. There is a floor to ceiling fitted bookcase across one wall and ample room for a dining table.

Kitchen



3.02m x 3.35m (9' 11" x 11' 0")
The kitchen is situated at the rear of the property and draws light from a double glazed leaded light window facing the rear aspect. The kitchen itself is fitted with a range of wood panelled units which have been painted in cream. There are roll top work surfaces stretching across three sides, inserted into which is a sink drainer unit. There is a built under double oven and an induction hob which has an extractor fan above. There is also an integrated dishwasher, built under freezer and a built under refrigerator. Radiator.

Rear Lobby

1.52m x 0.83m (5' 0" x 2' 9")
Bead and butt panelling to half height, and an external door leading to the rear garden.

Utility Room

1.51m x 1.98m (4' 11" x 6' 6")
The utility has been fitted with wood panelled units to both base and eye levels with roll top work surfaces that extend along two sides, inserted into which is a stainless steel sink drainer unit. There is a leaded light double glazed window facing the rear elevation which has a radiator set below, and there is also space and plumbing for a

washing machine and tumble dryer.

Ground Floor WC



1.06m x 2.35m (3' 6" x 7' 9")
Double glazed leaded light window to the side aspect, wood panelling to half height, concealed cistern WC and wall mounted wash hand basin. Coved cornice to the ceiling.

Study



2.36m x 1.95m (7' 9" x 6' 5")
An extremely useful room for home working which has a double glazed leaded light window to the side aspect. There is built in office furniture which comprises of a desk with storage units and book cases. There is also a large storage cupboard which is currently used as a sewing cupboard.

First Floor

First Floor Landing

3.96m x 0.90m (13' 0" x 2' 11")

Master Bedroom



4.18m (into window) x 3.62m (13' 9" x 11' 11")
A dual aspect room which draws light from double glazed leaded light windows to the front and side aspects. There is coved cornice to the ceiling, three built in storage cupboards each with hanging, and a set of built in eaves drawers.

Bedroom Two



3.32m x 4.46m maximum (10' 11" x 14' 8")
Double glazed leaded light window overlooking the rear with radiator set beneath. Coved cornice to the ceiling. Storage cupboard with hanging.

Bedroom Three



3.24m x 3.00m (10' 8" x 9' 10")
Double glazed leaded light window overlooking the side aspect,

radiator set beneath. There is covered cornice to ceiling and a built in wardrobe cupboard with shelving and hanging. There is fitted bedroom furniture which includes window seat, bookcase, shelving unit and a four poster bed.

Bedroom Four



2.19m x 3.03m (7' 2" x 9' 11")

Double glazed leaded light window to the side elevation, built in bedroom furniture which includes shelving, coved cornice to ceiling, radiator.

Family Bathroom



2.13m x 3.33m (7' 0" x 10' 11")

The bathroom has bead and butt panelling to three quarter height and is fitted with a panelled bath, a vanity wash stand with cupboards below, a walk in shower enclosure with bi-folding glass doors and a low

flush WC. There is also an airing cupboard, wood effect flooring, and a leaded light double glazed windows to the side.

Exterior

Rear Garden



There is a large paved patio area which is ideal for outdoor dining, to the side of the property is the remainder of the garden which has a large expanse of lawn and mature laurel hedging which provides privacy. There is also a door which leads into the rear of the garage, and a separate large storage shed.

Front Garden



Large block paved driveway which provides off street parking for a number of vehicles. At the front of the property is a selection of mature shrubs and trees.

Location

The property is situated in Hall Lane, which is a uniquely convenient location that is at the same time both close to Shenfield's excellent transport links and services, and a leafy location which has access to country walks. The property is a short walk to Shenfield mainline railway station with it's service to London Liverpool Street and cross rail services, the shopping Broadway and Brentwood High Street is also within walking distance. The popular St Mary's Primary School is also very close by.

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.