



The Laurels, Hutton Road, Shenfield, CM15 8LB

A handsome bay fronted semi detached 1920's home, the subject of a contemporary renovation and remodelling project by J Coppin Renovations, presented to the market in immaculate condition; and with vacant possession. The property is ideal for entertaining with a large open plan kitchen running the full width of the rear of the house, and the London commuter, with Shenfield's train station a very short walk away

£ 625,000 Freehold

- Contemporary Period home
- Open plan kitchen
- Character throughout
- Short walk to train station
- Vacant Possession
- Off road parking for 3 vehicles

Storm Porch

Original storm porch, supported by ornate timber pillars, Quarry tiled floor.

Entrance Hall

Of excellent proportions with a solid Oak front door, bevelled ornate glass panels, and larger matching panels to both sides, and an Oak floor runs throughout. Victorian style column radiator. Staircase ascending to first floor. Under stair storage cupboard housing electric meter. Flat finish ceiling.

Sitting Room 6.09m (20' 0") x 4.25m (13' 11")

minimising to 3.78m (12'5) Bay window to front aspect with Victorian style column radiator. An excellent feature of the room is the fire place which has a solid timber bressumer over, and a cast iron gas stove inset; with tiled surround. An Oak floor runs throughout, additional Victorian style column radiator, coving to flat finish ceiling.

Kitchen/Dining/Family Room 4.09m (13' 5") x 7.00m (23' 0")

Of excellent proportions, and a great area for entertaining with units at base and eye level, and ample works surfaces. 6 ring 'Rangemaster' cooker with twin ovens and grill, and canopy style extractor above. Stainless steel single drainer sink unit with mixer tap, built in microwave, integrated dishwasher, integrated fridge and freezer, matching stand - alone working island with base cupboards under, built in wine rack. Contemporary column radiators, a half glazed timber door provides access to the utility room and W.C, slate effect ceramic floor tiling to the kitchen area and a solid Oak floor runs throughout the family/dining area.

Family/Dining room

Open plan to the kitchen, with a solid oak floor, French doors leading out to exterior decking area, TV point, contemporary column radiators.

Utility room 2.00m (6' 7") x 1.18m (3' 10")

Slate effect ceramic floor tiling, work surface, with space and plumbing for washing machine and tumble dryer, door providing access to decking area and rear garden.

Cloakroom

Ceramic tiled floor, low level WC, wash hand basin set on small cupboard, opaque window to rear aspect.

Stairs ascending from Hallway to first floor.

First floor landing

Access to loft via hatch, picture rail.

Bedroom 1 4.10m (13' 5") x 3.25m (10' 8")

Master bedroom to rear of the house with window to rear aspect, Victorian style column radiator under, picture rail, TV point, coving to flat finish ceiling, door to en-suite shower room.

En-suite shower room

Stainless steel LED drencher shower, with additional hand-held shower attachment. Low level WC, wash basin set on small cupboard. Electric shaver/toothbrush point. Obscure window to rear aspect, extractor fan.

Bedroom 2 4.20m (13' 9") x 3.80m (12' 6")

Bay window to front aspect, with Victorian style column radiator, picture rail, coving to flat finish ceiling, television point.

Bedroom 3 2.66m (8' 9") x 3.30m (10' 10")

Victorian style column radiator under window, television point, coving to flat finish ceiling.



Bedroom 4/Study 3.06m (10' 0") x 3.00m (9' 10")

minimising to 2.02 (6'8) Original eves storage cupboard, radiator, picture rail.

Family Bathroom

Of good proportions, with roll top Victorian style 'ball and claw foot' bath, period style mixer tap and hand-held shower attachment. Low level WC, fully tiled corner shower cubicle, with overhead drencher and additional hand held shower attachment. Wash hand basin. Victorian style heated towel rail, colour-washed panelling to dado height.

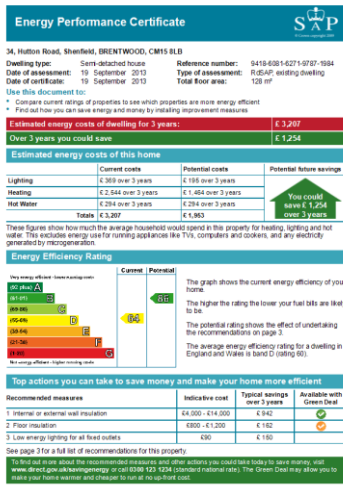
Front Garden

Completely set aside for parking, one could comfortably have 3 vehicles on the drive way.

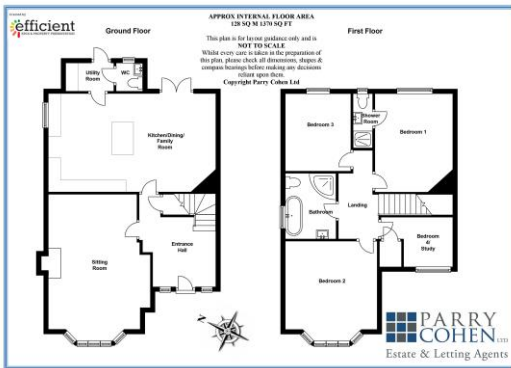
Rear Garden

Immediately abutting the rear of the house, and extending practically the full width of the plot is the raised decking area with steps leading down to the garden, which is lawned and fenced with high hedging

EPC



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. 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.

