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# Crossways Shenfield

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PROPERTIES

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£925,000

Superb four bedroom detached house laid out over three floors in a sought after central location close to shops, restaurants and mainline railway station. Lounge with bay window to front, study and large open plan kitchen/family/dining room overlooking the rear garden. Utility room and cloakroom. Three first floor bedrooms and large luxuriously appointed family bathroom plus stunning master bedroom to the second with en suite shower to the second. Driveway parking to the front with gated access to an easily maintained rear garden. NO ONWARD CHAIN. EPC D.



### Entrance Hallway

Part glazed entrance door with window to side, attractive oak effect flooring, stairs rising to first floor with glass balustrade and oak hand rail. Under stairs storage, radiator concealed in decorative cover and doors to;

### Cloakroom

Two piece suite. Wall mounted light, tiled walls and flooring, extractor, tiled shelf recess.

Lounge *12' 9" x 12' 7" into bay (3.88m x 3.83m)*

Leaded light bay window to front with tiled ledge, coving to ceiling, radiator, decorative fire surround and hearth, window to side.

Study *7' 9" x 6' 1" (2.36m x 1.85m)*

Leaded light window to front, electric wall mounted heater, oak effect flooring.

Kitchen/Dining/Family Room *24' 3" > 21' 9" max x 23' 4" (7.39m x 7.11m)*

Delightful extended hub of the house, providing three zoned areas; Kitchen area - comprehensive range of light wood effect and cream base, wall and drawer units with granite work surface and splashback. Large island unit with space for breakfast stools to one side and drawers to the other side. Integrated Bosch dishwasher, one and quarter inset stainless steel sink and mixer tap, glass shelving, pull out bin storage unit, Siemens five ring gas hob with Elica cooker hood above. Two Siemens ovens, steamer oven and Miele coffee unit. Pull out larder storage either side of Siemens fridge freezer. Window to rear, two Velux style roof lights. Dining area - attractive french doors with glazing above to garden and additional french doors, contemporary style radiator, two Velux style roof lights. Family room area - Window to side, decorative fire surround and hearth, tiled flooring throughout this area.

Utility room *5' 10" x 5' 9" (1.78m x 1.75m)*

Base and wall cupboards with contrasting work surface and tiled splashback, single drainer stainless sink and mixer tap, space for appliances, tiled flooring.

### First Floor Landing

Continuation of glass balustrade and oak hand rail, which rises to second floor, leaded light window to side, doors to;

Bedroom Two *13' 6" into bay x 12' 2" to rear of wardrobes (4.11m x 3.71m)*

Leaded light bay window to front, oak effect flooring, built in wardrobes and matching drawer units, radiator.



Bedroom Three *13' 3" x 12' 1" to rear of wardrobes (4.04m x 3.68m)*  
Leaded light window to rear, built in wardrobes with hanging rail, shelving and drawers, oak effect flooring.

Bedroom Four *7' 2" x 7' 0" (2.18m x 2.13m)*  
Leaded light window to front and oak effect flooring.

Family Bathroom *8' 4" x 7' 0" (2.54m x 2.13m)*  
Attractively fitted with close coupled WC, vanity wash hand basin with storage below with tiled surround bath and hand shower attachment and central mixer tap. Walk in wet room style shower with fixed shower head, chrome heated towel rail, wall mounted mirrored cabinet, tiled recess with shelving and windows to side and rear.

Second Floor Landing  
Window to side. Door to;

Bedroom One *15' 0" max x 14' 0" max (4.57m x 4.26m)*  
Two Velux style windows to front and dormer leaded light window to rear.  
Contemporary style radiator, wood effect flooring, built in eaves cupboards providing storage and one housing the wall mounted gas boiler.

En-suite  
Glazed partition wall with sliding door, close coupled WC, vanity wash hand basin with drawer storage, wall mounted mirrored cabinet and walk in wet room style shower with fixed shower head. Contemporary style radiator, window to rear. Part tiled walls and flooring.

Externally  
Paved driveway provides parking with adjacent shrub bed, gated side access to rear.

Rear Garden  
Wide paved terrace across rear leads to artificial lawned area, which in turn leads to another paved terrace across the property which enjoys sun throughout the day. Two sheds to remain.





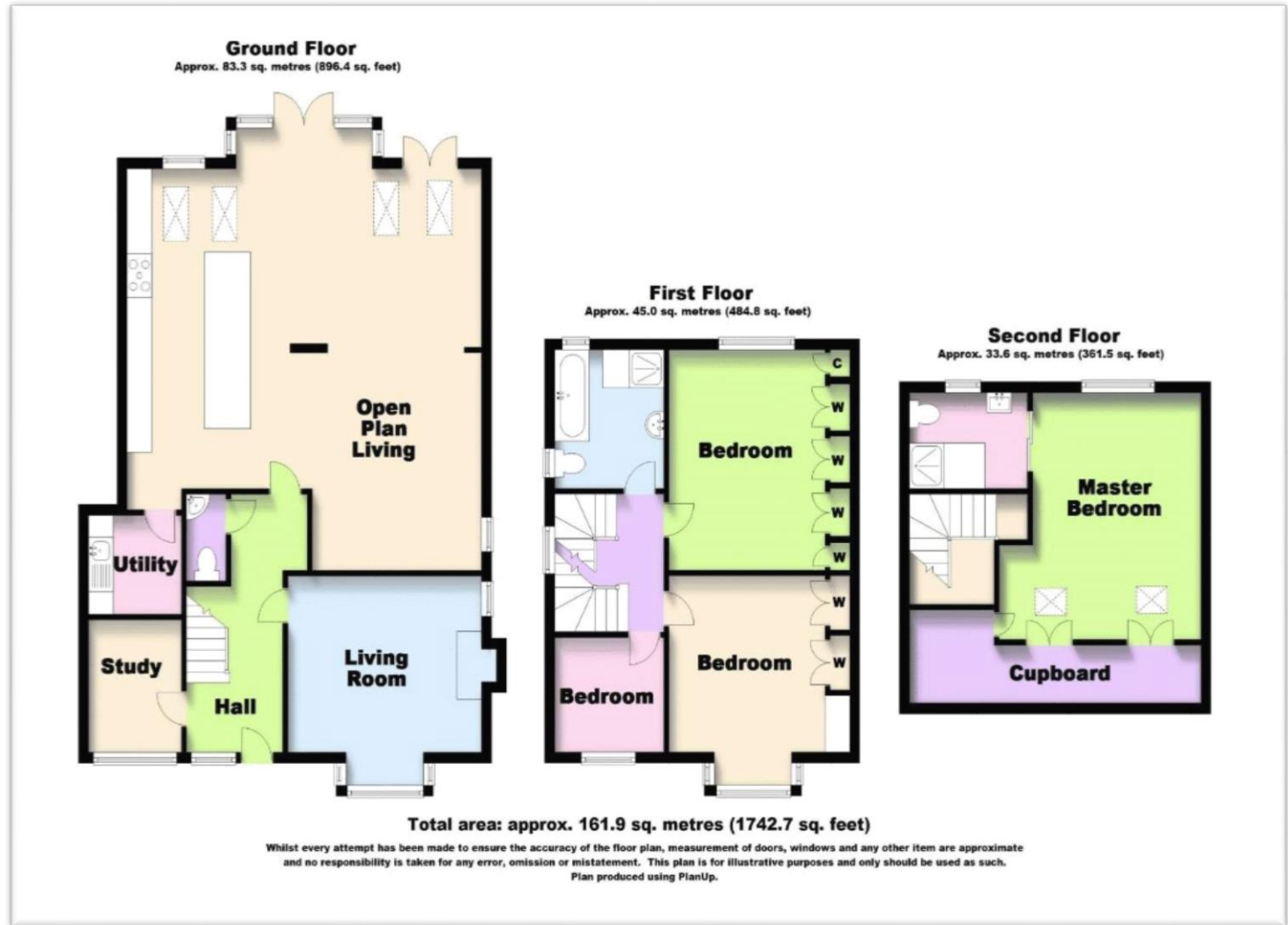




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		

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