



CHALK STREET /
ESTATES

Rochford Avenue, Shenfield, CM15

Offers Over
£1,300,000

Bedrooms: 5 | **Bathrooms:** 4 | **Receptions:** 3

Beautifully presented throughout and ideally located within close proximity of Shenfield High School, Shenfield Station and the vibrant High Street is this substantial five-bedroom detached family home. The surrounding area offers an excellent selection of shops, cafés, bars and restaurants, while Shenfield Station provides Elizabeth line services across London, together with fast and frequent Greater Anglia services into London Liverpool Street. Boasting over 2,560 sq. ft. of internal living accommodation, together with an impressive 443 sq. ft. outbuilding, the property offers an exceptional amount of versatile living space arranged across three floors.

Upon entering the home, you are greeted with a bright and welcoming entrance hallway, featuring stairs rising to the first floor and access to a convenient ground-floor W/C.

Positioned at the front of the property is the snug / television room, measuring 9'3 x 8'6. Drawing natural light from the front-facing window, the room is tastefully decorated and provides a comfortable additional reception space, ideal for use as a television room, playroom or quiet sitting area.

Located on the opposite side of the hallway is a useful home office, measuring 8'9 x 6'3. Featuring fitted shelving and ample space for a desk and additional furniture, the room provides an ideal environment for those working from home. A generous store room offers further practical storage space.

Undoubtedly the heart of the home is the stunning kitchen / dining room, measuring an impressive 23'4 x 19'4. Finished in a sophisticated grey colour palette, the kitchen comprises numerous Shaker-style wall and base units, extensive worktop space and a substantial central island with breakfast-bar seating. The kitchen boasts a range of integrated appliances such as a range oven, dishwasher, eye-level coffee machine, eye-level oven and eye-level microwave and further benefits from underfloor heating, while bi-folding doors fitted with electric sun blinds span almost the entire rear elevation and open directly onto the garden.

The reception room measures 17'10 x 10'11 and is beautifully presented with soft neutral décor, plush carpeting and contemporary timber-panelled detailing surrounding the wall-mounted television. Windows to the side elevation draw plenty of natural light into the room, while its generous proportions provide ample space for a range of lounge furniture.

Located adjacent to the kitchen is a separate utility room, measuring 8'1 x 6'10, comprising additional fitted units, worktop space and a sink, together with a door providing side access.

Heading upstairs, the substantial principal bedroom is positioned at the rear of the home and measures 20'11 x 12'7. Drawing an abundance of natural light from the windows and French doors, which open onto a Juliet balcony overlooking the rear garden, the room also benefits from its own dressing area, measuring 8'3 x 5'5, and a stylish en-suite shower room with underfloor heating.

Bedroom two is a generous double room positioned at the front of the property, measuring 12'4 x 12'4. Drawing natural light from the front-facing window, the room

also enjoys its own contemporary en-suite shower room, comprising a walk-in shower, wash hand basin and low-level W/C, together with underfloor heating.

Bedrooms three and four each measure 12'11 x 8'3 and are both well-proportioned rooms. Bedroom three draws natural light from a window to the side elevation, while bedroom four is positioned at the front of the home.

Also located on the first floor is the contemporary family bathroom. Benefiting from underfloor heating, the four-piece suite comprises a panelled bath, separate shower enclosure, wash hand basin and low-level W/C.

The second floor is home to bedroom five, measuring 14'0 x 9'8. Benefiting from roof windows and useful eaves storage, the room is currently arranged as a bedroom and enjoys its own en-suite shower room with underfloor heating.

Externally, the substantial south-facing rear garden measures approximately 120' x 33' and commences with a large paved patio, providing the perfect setting for outdoor dining and entertaining. Steps lead to the remainder of the garden, which is predominantly laid to lawn and bordered by established hedging, offering a good degree of privacy.

Situated at the rear of the garden is an impressive outbuilding offering approximately 443 sq. ft. of additional accommodation. The principal room measures 17'2 x 14'6 and is currently arranged as a fully equipped gym. Featuring recessed lighting, mirrored walls and bi-folding doors overlooking the garden, the room offers excellent versatility.

An adjoining room measures 17'2 x 10'9 and is currently used as an additional living and entertainment space. Fitted wall and base units, worktops and a sink provide further practicality, while a separate W/C completes this fully plumbed outbuilding.

To the front of the property, a substantial paved driveway provides ample off-street parking for multiple vehicles and benefits from an electric vehicle charging point. The property is also equipped with CCTV.

According to the vendor:

Heating: Gas central heating, with underfloor heating serving the kitchen / dining room, three en-suite shower rooms and family bathroom

Broadband: Connected, supplied by BT

Mobile Coverage: Generally reliable, with no known signal issues

Sewerage: Mains sewer network connected

In compliance with The Money Laundering Regulations 2017, we are legally obligated to verify the identity of all prospective purchasers. This process requires the review of valid photographic identification and an official proof of address.

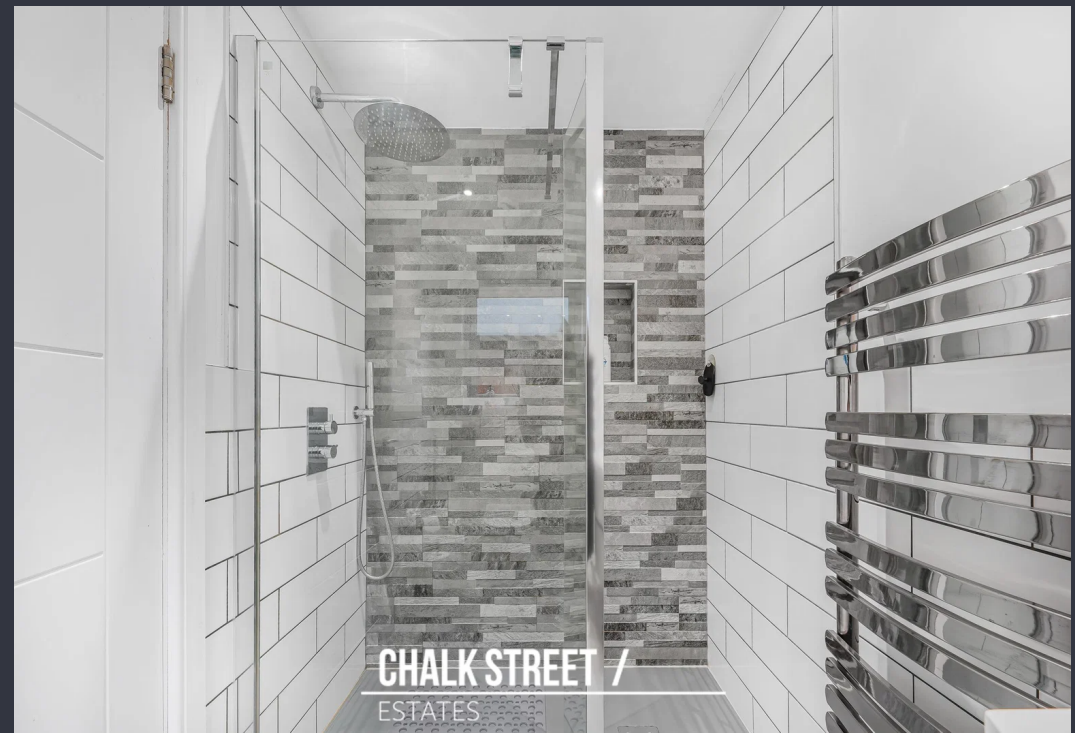
Should your offer on a property marketed by Chalk Street Estates be accepted, you will be required to complete identity verification through our secure third-party provider, Blinc UK. A non-refundable fee of £15 per purchaser is payable in advance of the verification checks. Please note that a sale cannot be formally agreed, and a memorandum of sale cannot be issued, until all parties have provided valid identification and the verification process has been successfully completed















ROCHFORD AVENUE

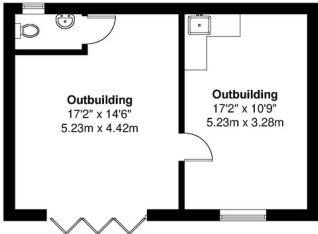
SHENFIELD, BRENTWOOD, CM15



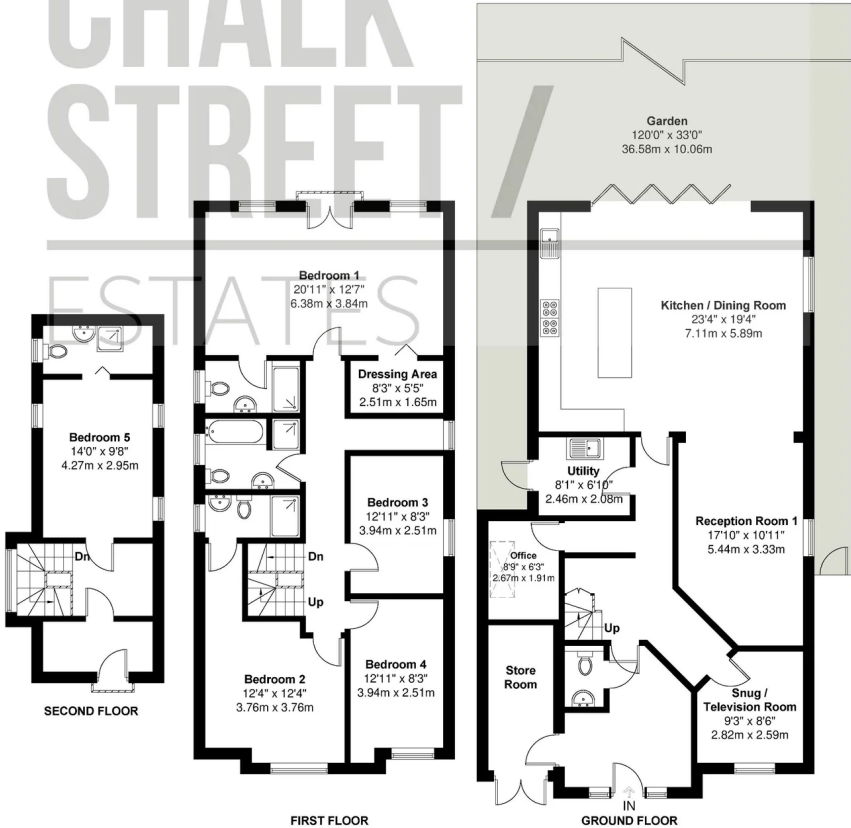
- 5
BEDROOM
- 4
BATHROOM
- 1
RECEPTION ROOM

GROUND FLOOR	116.48 SQ M 1253.78 SQ FT
FIRST FLOOR	93.48 SQ M 1006.21 SQ FT
SECOND FLOOR	28.80 SQ M 303.54 SQ FT
OUTBUILDING	41.21 SQ M 443.58 SQ FT

TOTAL INTERNAL AREA
279.97 SQ M / 3013.57 SQ FT
FOR IDENTIFICATION ONLY - NOT TO SCALE



OUTBUILDING
(Not Shown In Actual Location / Orientation)



THIS FLOOR PLAN HAS BEEN PROFESSIONALLY PREPARED IN ACCORDANCE WITH RICS PROPERTY MEASUREMENT STANDARDS, WHILST EVERY EFFORTS HAS BEEN MADE TO ENSURE ACCURACY. ALL DIMENSIONS, LAYOUTS AND TOTAL AREAS ARE APPROXIMATE AND FOR ILLUSTRATIVE PURPOSE ONLY. NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MISSTATEMENT. INTERESTED PARTIES SHOULD RELY ON THEIR OWN INSPECTIONS AND MEASUREMENTS.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B	86	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	