



**4 Mount Pleasant Cottages Alexander Lane
Shenfield
Offers over £330,000**

MEACOCK & JONES

A delightful period terraced cottage situated in this tucked away position just off Chelmsford Road, within a short walk from Shenfield Broadway and mainline railway station. The property is offered to the market with no onward chain and has the benefit of two spacious bedrooms, a lounge and dining area, kitchen and wet room. Externally, there is off street parking, though please note there is no garden to the rear.

- Two Bedrooms
- Kitchen
- No Onward Chain

- Wet Room
- Private Driveway

- Lounge
- Character Features

- Dining Area
- Excellent Location



A wood effect UPVC front door with double glazed leaded light inserts opens to:-

Entrance Porch

A useful space for the storage of coats and shoes. The porch accommodates the Vaillant gas fired boiler. From here a wood panelled obscure glazed door opens to:-

Sitting Room 12' x 10'5 (3.66m' x 3.05m'1.52m)

A well proportioned room drawing light from a UPVC double glazed window fitted to the front elevation. A central focal point of this room is a brick chimney. To one side of the recess are built-in cupboards that accommodate the fuse box and provide useful storage. Radiator with ornamental cover. The sitting room is partially opened to the dining. Exposed timber beams add to the character of the room.

Dining Room 12' x 7'4 (3.66m' x 2.13m'1.22m)

A staircase rises to the first floor level. Radiator with ornamental cover. Doors open to the:-

Kitchen 9' reducing 6'6 x 8'7 (2.74m' reducing 1.83m'1.83m x 2.44m'2.13m)

The kitchen has been fitted with a range of white gloss units that comprise base cupboards with complementing marble effect roll edge worktop. This incorporates a stainless steel single drainer sink unit with tiled splash backs fitted above. Space for freestanding fridge-freezer, oven-cooker and washing machine. Spot lights to ceiling. Tiling to floor. UPVC double glazed window faces the side elevation. A UPVC double glazed door leads outside. Door to:-

Shower/Wet Room

This room incorporates a walk-in wet room style shower with tiling to the floor and to full ceiling height. Pedestal wash hand basin adjacent. To the other side is a close coupled WC. Tiling to the floor. Heated towel rail.

First Floor Level

Access to loft storage. Doors open to:-

Bedroom One 11'8 x 11' (3.35m'2.44m x 3.35m')

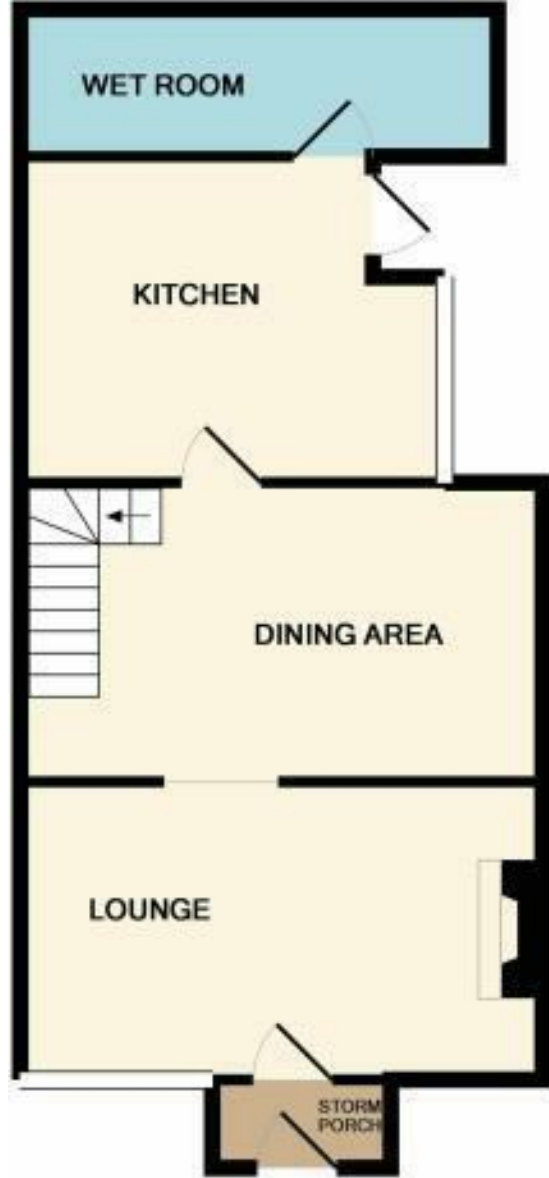
A bright and spacious bedroom fitted with a UPVC double glazed window to the front elevation with radiator below. To either side of the chimney breast are a range of built-in floor to ceiling wardrobes that provide useful hanging and shelving space.

Bedroom Two 9'4 x 7'3 (2.74m'1.22m x 2.13m'0.91m)

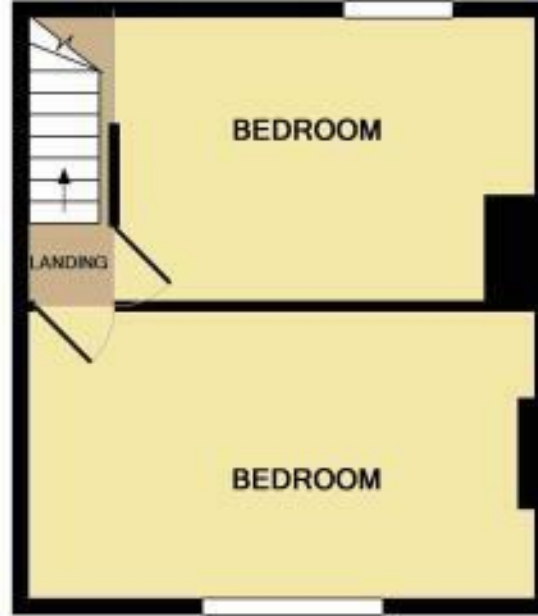
A pleasant bedroom fitted with a UPVC double glazed window to the rear elevation that provides attractive views of surrounding playing fields. Wood effect flooring. A built-in cupboard provides extensive shelving.







GROUND FLOOR



1ST FLOOR

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 91 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 57 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.