



**Worrin Road, Shenfield**

# Worrin Road Shenfield

£1,250,000

This spacious family home is located in the desirable Old Shenfield area, offering convenient access to reputable schools such as Brentwood School and St Mary's School (subject to acceptance). The property is well presented and features a welcoming ground floor cloakroom, large lounge with a deep bay window and a well-fitted kitchen that includes a raised dining area. From the kitchen, steps lead down to a generous family room/study that overlooks the garden, providing a perfect space for relaxation or work. Additionally the accommodation includes a utility room with access to the integral garage and four double bedrooms, two of which benefit from ensuite shower rooms. The family bathroom



serves the remaining bedrooms. Outside, the property offers driveway parking for several vehicles and an easily maintained rear garden measures 90' (27.54m), predominantly laid to lawn, with a summer house. Brentwood School and Shenfield mainline station, along with the Elizabeth line, are conveniently located within 0.9 miles. The property is offered for sale with no onward chain. EPC D.

**Entrance Hallway**

**Cloakroom**

**Lounge** 23' 9" x 12' 7" (7.23m x 3.83m)

**Dining Room** 12' 2" x 9' 10" (3.71m x 2.99m)

**Kitchen** 17' 0" x 10' 2" (5.18m x 3.10m)

**Utility Room** 8' 8" x 7' 8" (2.64m x 2.34m)

**First Floor Landing**

**Bedroom One** 12' 7" x 10' 5" & door recess > 10' (3.83m x 3.17m > 3.4m)

**En-suite**

**Bedroom Two** 12' 7" x 12' 5" (3.83m x 3.78m)

**Bedroom Three** 12' 7" x 11' 2" (3.83m x 3.40m)

**Bedroom Four** 12' 1" max x 10' 1" > 7'10" (3.68m x 3.07m > 2.38m)

**En-suite**

**Family Bathroom**

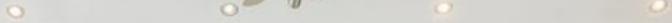
**Garage** 16' 8" x 8' 0" (5.08m x 2.44m)















### Energy Efficiency Rating

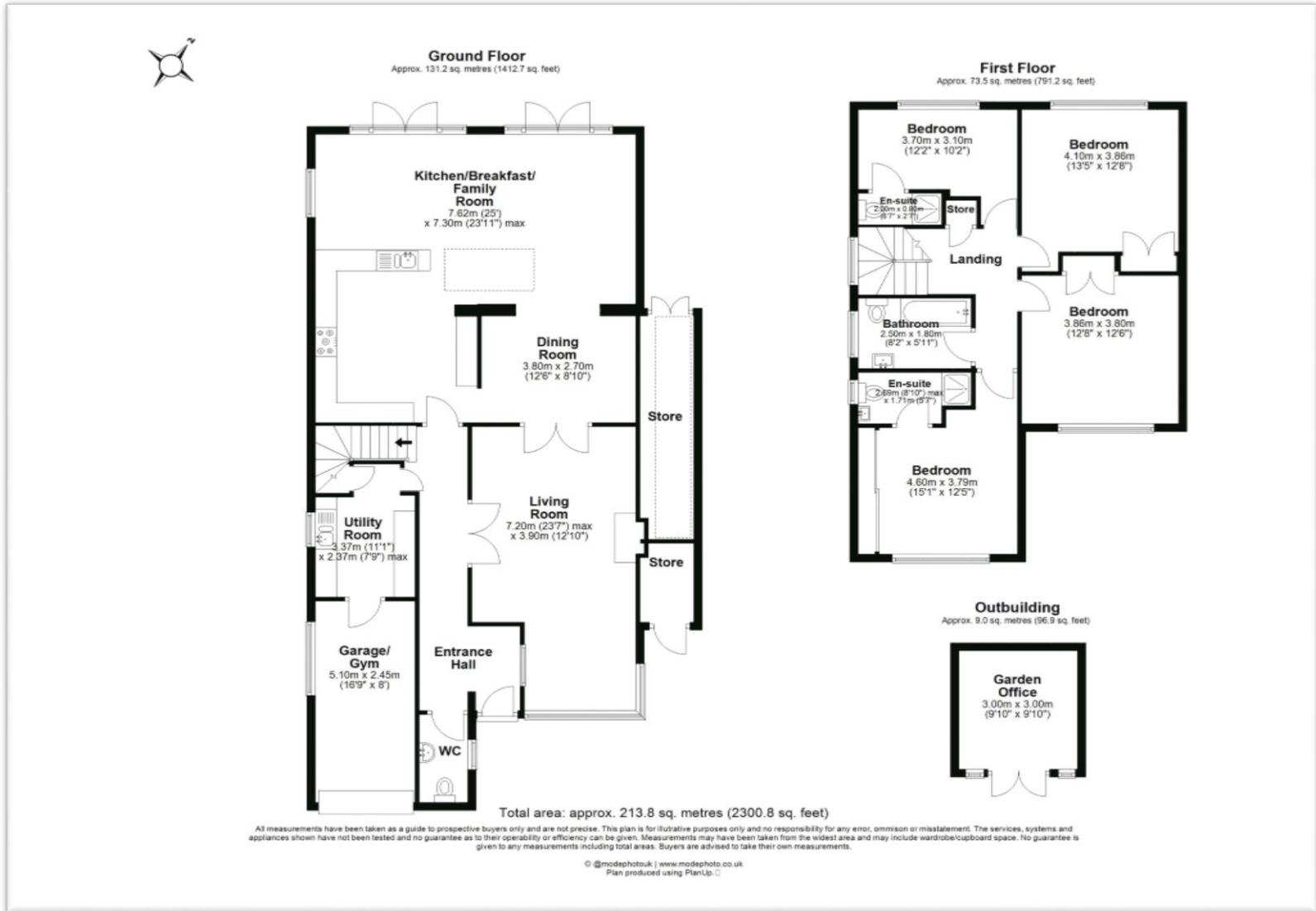
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	<b>77</b>
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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