



Priests Lane, Shenfield, Brentwood, Essex, CM15 8HN
£1,125,000



**** VIEWING DAY - Saturday 29th July - BY APPOINTMENT ONLY **** Charming period style family house believed to have been originally constructed in the 1930's and providing four luxurious bedroom accommodation in a highly sought after location convenient for the shopping Broadway and mainline station. The property is further enhanced by a good size westerly facing rear garden and the accommodation comprises; two reception rooms, large kitchen/family room with quality Siemens appliances, laundry, cloakroom and first floor bathroom and separate shower room. EPC D.

- WESTERLY FACING GARDEN
- CHARMING PERIOD HOUSE
- LARGE KITCHEN / DINING FAMILY ROOM WITH BIFOLDS
- FOUR BEDROOMS
- TWO BATHROOMS
- WALKING DISTANCE TO SHENFIELD STATION AND BROADWAY
- 1930S BUILD



Entrance Hall

7.5m x 20.6m (24' 7" x 67' 7") A bright and spacious entrance with stairs to first floor with original spindled balustrade, Amtico flooring, cornice to ceiling, dado and picture rail. Door to;

Cloakroom

Two piece suite with back-to-wall W.C, contemporary wash hand basin with cupboard beneath and heated towel rail. Extractor fan and window to side.

Lounge

13.9m x 12.5m (45' 7" x 41' 0") Attractive bay window to front with fitted shutters, cornice to ceiling and feature fireplace with marble inset and hearth. Bespoke fitted shelves and cupboards to alcoves either side of the fireplace.

Sitting room

16.10m x 11.4m (52' 10" x 37' 5") Ideal for use as either a second reception or formal dining room. Contemporary style radiator, cornice to ceiling and glazed double doors with side panels to kitchen/family room.

Kitchen/Family room

27' 0" x 25' 0" (8.22m x 7.61m) Max. Impressive room fitted by Pronorm with German contemporary units complimented by a semi vaulted ceiling with glazed apex and bi-fold doors beneath leading to the rear garden. Comprehensive range of base and wall cupboards with concealed downlights across two walls. Siemens fitted appliances including three ovens, wine cooler, refrigerator, freezer and dishwasher. Sink unit with mixer tap and hot water tap. Central island with Siemens hob, extractor fan and drawers beneath. Amtico flooring, three skylight windows, one with electric control. Breakfast bar area and underfloor heating. Family room area with slate brick effect tiled feature wall with TV point and bi-fold doors overlooking the rear garden.

Laundry room

7' 6" x 4' 9" (2.28m x 1.45m) Matching fitted base and wall cupboards, sink unit with mixer tap and space for appliances. Glazed door

to side.

Landing

Split Level First Floor Landing
Access to boarded loft, window to side and doors to;

Master bedroom

14' 5" x 12' 2" (4.39m x 3.71m) to front of wardrobes. Fitted wardrobes across one wall. Matching dressing table and bedside cabinets. Window to front aspect with fitted shutters.

Bedroom 2

14' 0" x 12' 0" (4.26m x 3.65m) to front of wardrobes. Modern fitted floor to ceiling wardrobes with sliding doors and window to rear aspect. Radiator.

Bedroom 3

13' 4" x 7' 8" (4.06m x 2.34m)
Cornice to ceiling and window to front aspect.
Radiator.

Bedroom 4

7' 8" x 7' 0" (2.34m x 2.13m)
Window to front aspect. Radiator.

Family bathroom

Freestanding bath with contemporary style mixer tap, wash hand basin with mixer tap and cupboard beneath. Back to wall W.C. Tiled shower enclosure, walls and floor. Underfloor heating. Window to rear aspect.

Shower room

Twin wash hand basins with mixer taps and white gloss fronted units beneath. Back to wall W.C and wet room style shower with wall mounted digital control. Illuminated sensor mirrors. Heated towel rail, extractor fan and window to rear aspect.

Externally

Feature resin driveway providing off road parking facilities to the front. Mature hedge and access to garage. Side access via a gateway to the rear garden. The rear garden enjoys a westerly aspect and measures 100' (30.48m) with a good size patio/terrace running across the rear of the house

and low retaining wall leading to the lawn. Flower and shrub borders and fence surround.

Garage

Electric fitted up and over door. Power and light, gas boiler, water cylinder and double doors to side.

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.