



## Kestrel Close, Shenfield, Brentwood, Essex, CM15 8FL

£450,000

Situated in this private gated development is this spacious modern luxurious top floor apartment. Finished to a high standard throughout, this bright two bedroom property is only five years old and has open plan living, kitchen, dining area with dual aspect windows and fully fitted kitchen. There is also a spacious hallway that greets your entrance with a large built in utility cupboard. Two double bedrooms with fitted wardrobes and modern bathroom. Externally the property has a bike store and storage cupboard with allocated parking. Being situated in Crescent Drive it is a short walk to both Brentwood and Shenfield high street / mainline stations.

- **SECURITY ENTRANCE SYSTEM**
- **BUILT 5 YEARS AGO**
- **BEAUTIFULLY FITTED MODERN KITCHEN AND BATHROOM**
- **SOUGHT AFTER AND SECURE GATED DEVELOPMENT**
- **TOP FLOOR APARTMENT WITH LIFT ACCESS**
- **TWO DOUBLE BEDROOMS**
- **SPACIOUS OPEN PLAN KITCHEN DINING LIVING ROOM**
- **PEACEFUL AND CONVENIENT LOCATION**

## Gated Entrance

Fob and intercom operated security entrance systems with video.

## Communal Security entrance

Intercom entry system with door leading communal hallway and Lift.

## Entrance Hall

3.3m x 3.0m (10' 10" x 9' 10") Wall mounted security system, wood effect flooring, built in storage cupboard and doors leading to accommodation.



## Utility Cupboard

Double fronted doors housing water system with space and plumbing for washing machine and dryer.

## Kitchen / Living / Dining

4.68m x 6.82m (15' 4" x 22' 5") Spacious and light open plan room with dual aspect windows to front and side. Wood effect flooring. This modern fitted kitchen comprises of a comprehensive range of wall and base level units with stone work surfaces incorporating sink unit. There are several integrated appliances inclusive of Oven, hob, extractor, fridge/freezer and dishwasher. There is space for dining table and lounge furniture. Being the top floor offers excellent views.



## Bathroom

Modern bathroom consisting of panel bath with wall mounted shower and screen. Wall mounted hand wash basin and low level w/c. Complementary tiling to walls and floor. Large chrome heated towel radiator and vanity mirrors with lighting.



## Bedroom 1

2.97m x 4.95m (9' 9" x 16' 3") Large double glazed window to rear aspect, built in wardrobe and space for bedroom furniture.



## Bedroom 2



2.84m x 3.65m (9' 4" x 12' 0") Double glazed window to rear built in cupboard and space for bedroom furniture.

## Externally

There is allocated parking and visitors parking.

There is also a storage unit and bike store.

## Floorplan

714 sq.ft. (66.4 sq.m.) approx.



## 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.