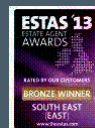




Priests Lane, Shenfield, Brentwood, Essex, CM15 8HQ

£1,295,000



Situated in an extremely popular location within Shenfield is this contemporary five bedroom family home which has recently undergone a large extension and refurbishment program that has been tastefully appointed with thoughtful design features throughout. There is a stunning open plan kitchen dining sitting room at the rear of the house that has a large island unit, integrated appliances, quartz work surfaces and bi-folding doors. The ground floor is completed with a separate reception room, impressive entrance hallway, ground floor cloakroom, utility room and integral garage. The master bedroom is a beautiful space, generously proportioned with a vaulted ceiling and glazed gable window with Juliette balcony, a large fitted dressing area and an en-suite shower room. The second bedroom also has an en-suite shower room, there is a beautiful family bathroom with free standing bath, second floor study and a velux balcony window on the second floor landing.

- CENTRAL SHENFIELD LOCATION WITHIN EASY REACH OF SHENFIELD HIGH STREET AND RAILWAY STATION
- IMPRESSIVE MASTER BEDROOM WITH VAULTED CEILING, GLAZED GABLE, JULIETTE BALCONY, EN-SUITE AND DRESSING ROOM
- FIVE BEDROOMS, TWO OF WHICH ARE EN-SUITE, FAMILY BATHROOM AND SECOND FLOOR STUDY
- INDIVIDUALLY DESIGNED AND APPOINTED WITH CARE AND ATTENTION TO DETAIL
- STUNNING OPEN PLAN KITCHEN DINING SITTING ROOM WITH LARGE ISLAND UNIT AND BI-FOLDING DOORS



Entrance Hallway



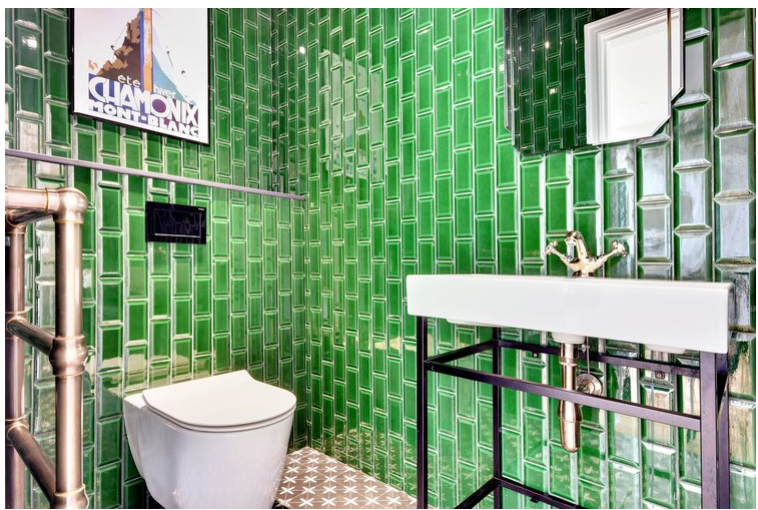
3.73m x 3.28m (12' 3" x 10' 9") An extremely impressive entrance that has a double height galleried landing and a vaulted ceiling with skylight windows, natural light fills the space via a large feature window to the front aspect. There are wooden floors which are laid at a 45 degree angle and a beautiful staircase that has an oak newel post, handrail and treads, turns and rises to the first floor landing. There is recessed spotlighting, a radiator, a secure entrance door and a large storage cupboard for shoes and coats.

Living Room



4.30m x 3.06m (14' 1" x 10' 0") A separate reception room which has the advantage of a double aspect with double glazed windows facing the front and rear aspects. There is also contemporary radiator.

Ground Floor Cloakroom



2.51m x 1.20m (8' 3" x 3' 11") The ground floor cloakroom has been beautifully fitted with a concealed cistern WC which has a floating toilet pan. There is also a contemporary wash stand which has a black metal frame. The walls and floors have been fully tiled, there is recessed spotlighting with an automatic passive sensor, an extractor fan, a heated towel rail and fitted storage cupboards.

Open Plan Kitchen Dining Sitting Room



8.40m (27' 7") x reducing to 4.47m (14' 8") x 7.03m (23' 1") reducing to 3.11m (10' 2") A stunning open plan room which is ideal for families and provides a social space

situated at the rear of the property with direct access to and views over the rear garden.

Kitchen Area



The kitchen itself has been tastefully appointed and thoughtfully specified, it is fitted with an extensive range of wood panelled shaker style units, complete with a large island unit and complimented with Quartz work surfaces. A variety of Integrated appliances included a conventional oven, a combination microwave & oven, a plate warming drawer, an induction hob with built in extractor, wine cooler and a dishwasher . There is also a space for a large fridge freezer.

Sitting Area



A space for seating with views over the rear garden via contemporary double glazed feature windows that are nearly floor to ceiling in height. There is a convenient high level plug socket to accommodate a wall mounted television installation.

Dining Area



A spacious dining area with two sets of bi-folding doors slide back to provide two large openings onto the rear garden. There are two vertical contemporary radiators.

Utility Room



3.43m x 2.79m (11' 3" x 9' 2") The Utility room has space and plumbing for a washing machine and tumble dryer. There are fitted units with square edged work surfaces with an inset sink unit. Recessed spotlighting, a radiator, tiled flooring and wall mounted drying rails.

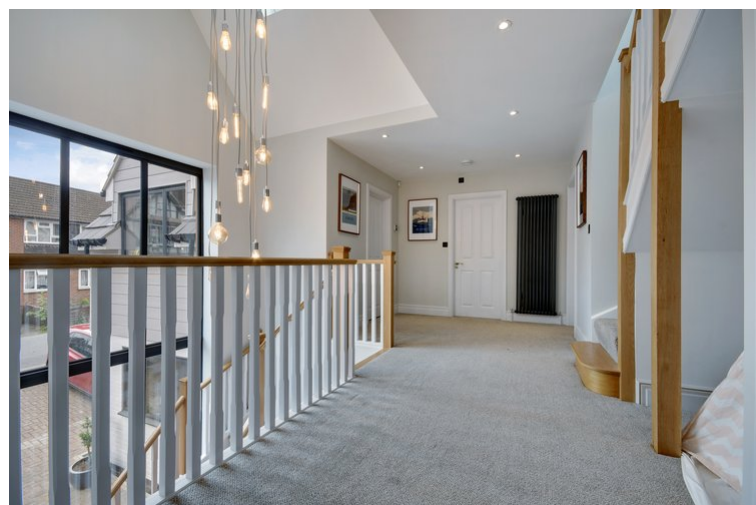
Integral Garage

4.59m x 3.99m (15' 1" x 13' 1") A good sized garage which has an electrically operated roll over garage door, there is also a wall mounted gas boiler and pressurised hot water cylinder.

First Floor

Galleried Landing

A spacious landing filled with natural light from the feature window facing the front aspect. There is a secondary staircase rising to the second floor landing.



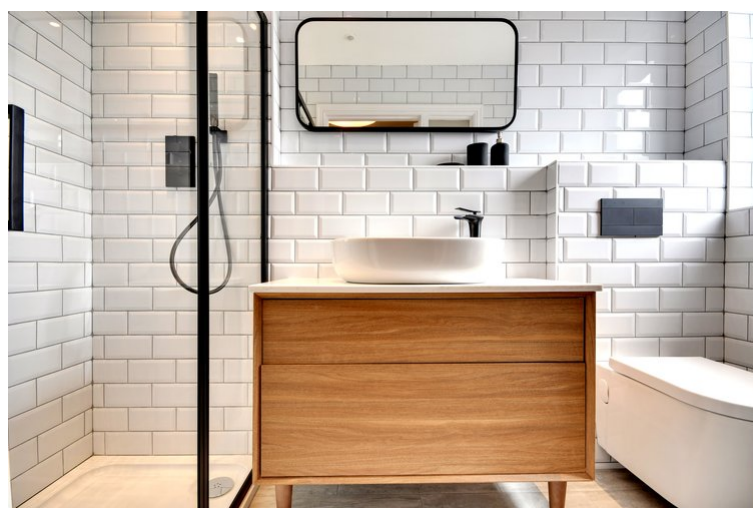
Master Bedroom Suite

An impressive master bedroom suite which features a main bedroom, dressing room and en-suite which in total measures 7.04m x 4.68m (23' 1" x 15' 4"). The bedroom suite commences with the dressing area which has been fitted with a vast array of storage options that include wardrobe cupboards with mirrored doors, open fronted wardrobes with drawers and display cases. The main bedroom area itself is simply stunning, with a vaulted ceiling and a large glazed gable window that is complete with sliding doors that reveal a Juliette balcony with glazed balustrade. There are two contemporary radiators and feature lighting to the ceiling.



En-Suite Shower Room

2.66m x 1.07m (8' 9" x 3' 6") (This is the specific measurement of the shower room although please note that the total measurement of the master bedroom suite would have included this space) Fitted in a contemporary style with a walk in shower enclosure that has matt black fittings that include a sliding glazed screen, over head rainfall shower head, wall mounted temperature and pressure controls and separate hand held shower attachment. There is also a beautiful vanity wash stand that has a marble top and counter top wash hand basin, and a concealed cistern WC. The walls and floors are completely tiled, there is a heated towel rail, extractor fan and obscure double glazed window.



Bedroom Two



4.61m x 3.95m (15' 1" x 13' 0") A spacious en-suite bedroom that has a vaulted ceiling, double glazed windows facing the front and side aspects and fitted wardrobe cupboard. Radiator.

En-Suite Shower Room



2.15m x 1.62m (7' 1" x 5' 4") Walk in shower enclosure with frame less glazed screen, overhead rainfall shower head and separate hand held shower attachment. There is also a concealed cistern WC and a wall mounted vanity wash hand basin which has a drawer beneath.

Bedroom Three



4.42m x 2.29m (14' 6" x 7' 6") Double glazed windows facing the front and rear aspects, one of which has a radiator set beneath.

Bedroom Four



3.44m x 2.16m (11' 3" x 7' 1") Situated at the rear of the house with a view of the garden via a double glazed window with radiator set beneath.

Bathroom



2.68m x 1.84m (8' 10" x 6' 0") A good sized bathroom which has a walk in shower enclosure that has an overhead rain fall shower and wall mounted temperature and pressure controls. There is also a beautiful free standing bath, a vanity wash hand basin and a low flush WC. There are patterned tiled floors that are complimented by partly tiled walls, a heated towel rail, recessed spot lighting, feature light, extractor fan and an obscure double glazed window.

Second Floor

Second Floor Landing



The landing has the added benefit of a large velux balcony window that when opened creates a beautiful balcony with which to enjoy the views over the rear garden.

Bedroom Five



4.75m x 2.61m (15' 7" x 8' 7") Obscure double glazed window facing the side elevation and two velux windows facing the rear aspect. Radiator.

Study



3.51m x 2.59m (11' 6" x 8' 6") A very useful room which is currently used as a space for home working, there is an

obscure double glazed window to the side, a velux window and a radiator.

Exterior

Rear Garden



The rear garden has a private westerly aspect and commences with a paved patio area, the remainder of the garden is laid to lawn with shrub borders. At the end of the garden on the right hand side is an area that is ideal for storage and is partially screened with a contemporary slatted fence.

Front Garden

To the front of the property is an independent driveway which provides off street parking and access to the integral garage. To the side of the property is access to the rear garden

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.