



Priests Lane, Brentwood, Essex, CM15 8GA
£395,000



Rarely do we see a two/three bedroom garden maisonette with covered and secure parking become available in such a central position. This modern and well appointed property forms part of Kensington place, a gated development of high quality luxury apartments just a few minutes walk from Brentwood High Street and also walking distance of Shenfield, both with main and Elizabeth line stations. The master bedroom with dressing room and En-Suite enjoys a wrought iron balcony with views over Shenfield Common and duck pond. Easy road access to M25/A127 & A12.

- TWO/THREE BEDROOM
- SECOND BATHROOM & WC
- GATED DEVELOPEMENT
- WROUGHT IRON BALCONY WITH PARK VIEWS
- EN-SUITE SHOWER & WC
- GROUND FLOOR WC
- COVERED PARKING SPACE
- ENTRANCE HALL WITH SPIRAL STAIRCASE



Ground Floor

Entrance Hall

3.6m x 2.9m (11' 10" x 9' 6") From a solid secure entrance door opens onto a good sized entrance hall with double storage coat cupboard. Door leads to downstairs WC. Contemporary canter lever spiralled staircase leads to the first floor landing. Radiator. Door through to the

Lounge/Dining Room

5.5m x 4.07m (18' 1" x 13' 4") Good sized space drawing light from a pair of French double glazed doors to the front elevation with a window to the side and further window to the opposite side. There are two double banked radiators and wooden floor running throughout. The French doors lead out to a private columned patio area.

Kitchen

2.3m x 3.4m (7' 7" x 11' 2") Fitted with a range of contemporary wooden units comprising numerous cupboards, drawers, matching eye level wall cabinets, a one and a half bowl underhung sink unit with hot and cold mixer taps, granite work surfaces along three sides with carved drainer. A window to the front elevation with views of the private garden at the front. Stainless steel four ring gas hob with extractor fan above oven below, integrated fridge freezer, integrated washer dryer and recessed down lighting.

Downstairs WC

0.9m x 2.2m (2' 11" x 7' 3") Window to the front elevation. Wall mounted wash hand basin. Radiator.

First Floor

Bedroom One

This room has a pair of double glazed French doors to the rear elevation providing access to a wrought iron balcony area overlooking the Shenfield Common. The third bedroom has been used as a dressing room with fitted wardrobes and window to the front elevation. There is also an en-suite shower room comprising a shower cubicle, WC, wall mounted hand basin, heated towel rail window to the

side elevation and recessed down lighting.

en suite

1.8m x 1.7m (5' 11" x 5' 7") Shower. basin and w/c.

Landing Storage Cupboard

Bedroom Two

3.4m x 3.0m (11' 2" x 9' 10") Located to the front of the property wooden floor throughout, window to the front elevation and radiator below. access to loft storage.

Family Bathroom

2.4m x 1.6m (7' 10" x 5' 3") Comprising a bath with hot and cold mixer taps, thermostat shower above with hot and cold mixer taps also, WC with concealed cistern, wall mounted wash hand basin, mirrored bathroom cabinet chrome towel rail and window to the rear elevation.

External

Front Access

The property is approached via a wooden gate and a path which leads through to the main entrance door.

Rear Patio

Accessed from the main reception room there is a covered patio area. There is also gated side access to the front..

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.