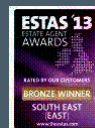




Kadabra, Glanths Road, Shenfield, Brentwood, Essex, CM15 8DA GUIDE PRICE £1,000,000



*** GUIDE PRICE £1,000,000 - £1,150,000 *** A rare opportunity to acquire a very stylish, mid century architect designed detached family home in one of the most sought after roads in Shenfield. The property has been extended to the rear and side providing very spacious accommodation and a large roof terrace. Although the property is in good order, there is a great opportunity to redevelop/extend (SSTP). The accommodation comprises of three receptions, kitchen/breakfast, utility, w/c, and garage to the ground floor. To the first floor there is a family shower room, four double bedrooms, with en-suite to master. Externally the charming and mature rear garden enjoys a south westerly aspect with a heated swimming pool. Shenfield and Brentwood High Streets and railway stations are within walking distance as are numerous schools and local amenities.

- **HIGHLY SOUGHT AFTER LOCATION**
- **SCOPE FOR AN EXTENSION STPP**
- **NO ONWARD CHAIN**
- **FOUR BEDROOMS WITH EN-SUITE TO THE MASTER**
- **WALKING DISTANCE OF HIGH STREETS AND RAILWAY STATIONS**
- **SPACIOUS ACCOMMODATION THROUGHOUT**
- **UTILITY ROOM**
- **LARGE PLOT IN PRIME LOCATION**

Entrance Hall

4.2m x 4m (13' 9" x 13' 1") Windows and front facing door, coving to ceiling and doors leading to accommodation.

W/C

1.7m x 1.6m (5' 7" x 5' 3") Window to side aspect, low level w/c and wash hand basin.

Lounge (L-shaped)



7.1m x 5.1m (23' 4" x 16' 9") 7.1m x 5.1m (23' 4" x 16' 9") max.

Spacious room with bi- folding doors to rear. Doors leading to study, sun room and Kitchen.

Study



3.0m x 2.7m (9' 10" x 8' 10") Window to rear overlooking garden, Built in desk and book shelving. Personal door leading to Garage.

Sun Room/Dining room



7.6m x 5.1m (24' 11" x 16' 9") 7.6m x 5.1m (24' 11" x 16' 9") max. This bright and spacious room has large sliding patio doors overlooking the rear garden. There is a lounge area and also a dining area.

Utility



3.2m x 2.3m (10' 6" x 7' 7") Range of wall and base level units with built in sink drainer unit and wall mounted boiler. Door leading to side access and window to front aspect.

Kitchen/Breakfast



4.8m x 4.4m (15' 9" x 14' 5") max. Large window to front aspect surrounded by a comprehensive range of wall and base level units with work surfaces incorporating sink drainer unit, gas hob and double oven. There is also matching breakfast bar and display area. Also you will find three large cupboards for storage.

Garage

5.8m x 2.8m (19' 0" x 9' 2") Accessed via study and large remote controlled up and over door. Lighting and shelving.

Landing



3.3m x 3.2m (10' 10" x 10' 6") Large window to front aspect and doors leading to accommodation.

Master bedroom



5.1m x 3.3m (16' 9" x 10' 10") Large room with built in wardrobes and en suite. Door leading to the sun terrace and overlooking the mature rear garden.

Sun Terrace



Accessed directly from the master bedroom and retained by railings. This offers excellent views of the mature rear garden and acts as a sun trap in this South westerly facing garden.

En-suite



3.2m x 2m (10' 6" x 6' 7") Large walk in shower cubicle, low level w/c and wash basin. Small window to front.

Bedroom two



4.8m x 3.8m (15' 9" x 12' 6") 4.8m x 3.8m (15' 9" x 12' 6") Spacious room with two windows to rear aspect and built in wardrobes.

Bedroom three



3.6m x 2.7m (11' 10" x 8' 10") Window to rear aspect and built in cupboards.

Bedroom four

3.1m x 3.0m (10' 2" x 9' 10") A charming room with window to front aspect.

Family shower



2.6m x 2.0m (8' 6" x 6' 7") Recently updated with attractive tiling to walls, three piece suite with large walk in shower in wet room style and screen. There is a low level w/c and stand alone basin.

Rear garden



This delightful rear garden commences with the patio area, there are numerous trees and shrubs to the borders giving lots of privacy. The remainder is mainly laid to lawn which leads to the open air swimming pool.
Behind the pool and screened of is the greenhouse area. There is also side access to the front.

Front Garden



Mainly laid to lawn with own driveway leading to garage.

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. Refernces 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.