



Priests Lane, Shenfield, Brentwood, Essex, CM15 8HG £2,000,000



A substantial six-bedroom detached home of over 3,700 sq ft, ideally situated within walking distance of both Shenfield mainline railway station and Brentwood High Street. The ground floor offers four generously sized reception rooms and a beautifully appointed kitchen/breakfast room with a central island overlooking the garden, along with a utility room and ground floor WC. Upstairs, the principal bedroom features an en-suite bathroom and separate dressing room, while the second bedroom also benefits from an en-suite shower room. Two further bathrooms serve the remaining bedrooms. Outside, a large driveway provides extensive off-street parking and leads to a detached double garage. The rear garden has a southerly aspect and includes a broad terrace ideal for outdoor dining and a deep expanse of lawn.

- **LARGE DETACHED FAMILY HOME IN SOUGHT AFTER LOCATION**
- **DOUBLE WIDTH GARAGE PROVIDING SECURE PARKING OR ADDITIONAL STORAGE**
- **IDEALLY LOCATED WITHIN WALKING DISTANCE OF MAINLINE RAILWAY STATION AND TWO HIGH STREETS**
- **NEATLY KEPT REAR GARDEN WITH SOUTHERLY ASPECT**
- **SIX BEDROOMS TWO WITH EN-SUITES AND TWO FURTHER BATHROOMS**
- **SPACIOUS ACCOMMODATION SET OVER THREE FLOORS**



Entrance Hallway



A spacious entrance hallway which has a staircase that turns and rises to the first floor landing. There are two radiators, cornice to the ceiling and tiled floors that run throughout.

Study



An extremely useful room, currently being used as a study but could also serve as a playroom, gym or second sitting room. There are two double glazed sash windows facing the front aspect, each with a radiator set beneath and cornice to the ceiling.

Living Room



A particularly spacious formal reception room with double glazed windows facing the side and rear aspects, additionally there is a pair of French doors that open onto the Orangery. The central feature of the

room is a fireplace that has an inset wood burning stove, there is also wood effect flooring which has a decorative border to the perimeter of the room, two radiators and cornice to the ceiling.

Kitchen / Breakfast Room



The kitchen is fitted with classically styled shaker units which are painted in a sage green, and complimented by granite worksurfaces that extend along three sides as well as the central island. There is space for a free standing fridge freezer, and integrated appliances include a double oven, gas hob with extractor above and a dish washer. French doors open onto the Orangery, creating a flowing layout ideal for family living.

Orangery



A stunning room, providing direct access onto, and views over, the neatly kept rear garden. This bright and spacious room has a large lantern roof, and provides both sitting and dining space. two radiators.

Utility Room

A useful and practical area which has space and plumbing for a washing machine. There are cupboards for storage, one of which houses a wall mounted gas boiler, a sink unit and a door leading to the rear garden.

Ground Floor WC

Accessed from the entrance hallway, obscured glazed window facing the side, WC and a wall mounted wash hand basin.

Dining Room



A large formal dining room with two double glazed sash windows facing the front aspect, each with a radiator set beneath. Wood effect floors are attractively laid at a 45 degree angle with a decorative border around the perimeter of the room.

Landing



Second staircase leading to second floor accommodation, cupboard housing hot water cylinder.

Master Bedroom



A large bedroom overlooking the rear garden via two double glazed sash windows, one of which having a radiator set beneath, and there is also a further window to the side which is obscured and also has a radiator set beneath. A door leads to a walk in dressing room.

Master En-suite Bathroom



Featuring a tiled panel bath with separate hand held shower attachment, a walk in shower enclosure with sliding glazed screen and over head rainfall shower head, a close coupled WC and a vanity with 'his' and 'hers' counter top wash hand basins. The walls are partly tiled, there are two heated towel rails, obscure double glazed window and an extractor fan.

Bedroom Two



Another large bedroom, with two double glazed sash windows facing the front. Two radiators.

En-suite Shower Room Two



Corner walk in shower enclosure with hinged glazed screen, pedestal wash hand basin and close coupled WC. Partly tiled walls, obscure

double glazed window to the side and an extractor fan. Radiator.

Bedroom Three



Two double glazed sash windows facing the front aspect, radiator.

Bedroom Six



Double glazed sash window overlooking the rear garden with radiator set beneath.

Family Bathroom



Fitted with a panelled bath, close coupled WC and vanity wash hand basin with cupboards beneath. Obscure double glazed sash window to the rear, recessed spot lighting and extractor fan. Heated towel rail and large airing cupboard for towels and linen.

Bedroom Four



A spacious bedroom with windows on three sides, two of which are dormer windows. Two radiators.

Bedroom Five



Another spacious bedroom with windows on three sides, two of which are dormer windows. Two radiators.

Second Floor Shower Room



Pedestal wash hand basin, close coupled WC and walk in shower enclosure. Partly tiled walls, window to front aspect and radiator.

Rear Garden



A large rear garden that has a southerly aspect and commences with a paved patio terrace that provides space for outside dining. The garden has mature shrub borders and a large lawn.

Front Garden

A substantial driveway laid to shingle providing off street parking for many vehicles and leading to the garage.

Double Garage

A pitched roof detached double width garage with two up and over doors.

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.