



## Hall Lane, Shenfield, Brentwood, Essex, CM15 9AL £1,250,000



This four double bedroom detached home offers a rare chance to secure a centrally located Shenfield property with huge potential to extend and add value (STPP). There is a generous west-facing garden, driveway and garage, and the property is just a short walk to the high street's independent cafés, boutiques and restaurants, it's perfectly placed for families wanting easy access to local schools, parks and both the mainline and Elizabeth line station. The property itself has three reception rooms, a study, kitchen breakfast room, utility and ground floor WC. Upstairs there are four bedrooms, a family bathroom and separate shower room.

- CENTRALLY LOCATED  
DETACHED FOUR  
BEDROOM FAMILY  
HOME
- LARGE LIVING ROOM  
OVER LOOKING THE  
WEST FACING REAR  
GARDEN
- SNUG
- USEFUL UTILITY ROOM
- SPACIOUS ENTRANCE  
HALLWAY
- DINING ROOM/  
PLAYROOM
- KITCHEN / BREAKFAST  
ROOM
- FAMILY BATHROOM  
AND SEPARATE  
SHOWER ROOM

## Ground Floor

### Entrance

Wood panelled entrance door opens onto;

### Entrance Hallway

An L-shaped entrance hallway which has a staircase that rises to the first floor landing, there are two radiators and coved cornice to the ceiling.



### Study

Situated at the front of the property with a double glazed window overlooking the front that has a radiator set beneath. There is coved cornice to the ceiling.



### Kitchen/Breakfast Room

The kitchen/breakfast room is situated to the front of the property and has units on three sides with roll top work surfaces which have a stainless steel inset one and a half bowl sink drainer unit that sits beneath a double glazed window overlooking the front elevation. There are tiled splash backs, a four burner gas hob, a built in oven, and grill as well as space for a

fridge/freezer. There is recessed spot lighting and a radiator. An arch leads through to the;



### Utility Room

Double glazed window facing the front, a stainless steel sink drainer unit, space for appliances including a washing machine and fridge freezer. There is a wall mounted gas boiler and coved cornice to the ceiling.

### Snug

The snug at the rear of the property has a double glazed window and door with double glazed inserts that opens onto the rear garden, there is coved cornice to the ceiling and a radiator.

### Living Room

Situated at the rear of the property this large reception room has double glazed windows overlooking the garden, a door leads onto the rear patio. There is a feature fireplace, coved cornice to the ceiling and bi-folding doors that open onto;



### Dining Room

The dining room has coved cornice to the ceiling and

French doors with double glazed inserts opening onto the rear garden. There is also a serving hatch through to the kitchen.



### Downstairs Cloakroom

Fitted with a two piece suite which comprises of a close coupled WC and a vanity wash hand basin with mixer tap, tiled to half height, obscured double glazed window to the side, recessed spot lighting and a radiator. Storage cupboard.

## First Floor

### Landing

A large and bright landing with windows overlooking the front elevation. There is a radiator and an airing cupboard.

### Master Bedroom

Situated at the rear of the property with double glazed windows facing the side and rear, there is a door that opens onto the rear balcony. Vanity wash hand basin with cupboards beneath and a double width wardrobe.



### Bedroom Two

Double glazed window overlooking the rear garden and another double glazed window to the side elevation. There is also a double width wardrobe and a radiator.



### Bedroom Three

Double glazed window and door with double glazed inserts opening onto the rear balcony, single width wardrobe and a vanity hand wash basin with cupboards beneath and a radiator.



### Bedroom Four

Situated at the front of the property there is a double glazed window overlooking the front and a radiator set beneath.

### Family Bathroom

Fitted with a three piece suite which includes a vanity wash hand basin, panelled bath and a walk in shower enclosure.

### Separate WC

Low flush WC.

## Family Shower Room

The shower room is fitted in a three piece suite which comprises of a low flush WC and a pedestal wash hand basin. There is also a walk in shower enclosure. The walls are fully tiled and there is a radiator.

## Exterior

### Rear Garden

The south-west facing garden commences with a paved patio area which stretches the width of the property with a path that leads to the rear of the garden. The garden is predominantly laid to lawn but also features a large selection of mature shrubs and trees.



### Front Garden

There is a driveway that leads to the integral garage, quality lawn and shrubs 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.