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COURT CO



Friars Avenue, Shenfield, Brentwood, Essex, CM15 8HU
£895,000



Situated within minutes walk of Shenfield's mainline railway station is this extended four bedroom semi-detached house. The spacious interior has a flowing open-plan design, with a contemporary fitted kitchen that leads into a bright family room that has a wide set of bi-folding doors connecting the property seamlessly to the beautifully maintained rear garden, a space that is ideal for both relaxation and entertaining. The property includes a stunning loft conversion, offering a large master bedroom complete with an en-suite shower room. There are three additional bedrooms, two generously sized doubles and a fourth that is currently set up as a home office. To the front is an independent driveway with ample off-street parking, and access to a garage.

- PRIME CENTRAL SHENFIELD LOCATION
- IMPRESSIVE LOFT CONVERSION WITH EN-SUITE MASTER BEDROOM
- GROUND FLOOR CLOAKROOM
- CONTEMPORARY FITTED KITCHEN AND FAMILY ROOM WITH BI-FOLDING DOORS
- SPACIOUS OPEN PLAN LAYOUT WHICH IS IDEAL FOR ENTERTAINING
- AMPLE PARKING AND USEFUL GARAGE
- FOURTH BEDROOM CURRENTLY USED AS HOME OFFICE



Ground Floor

Entrance

An attractive brick arch with secure entrance door beneath opens onto:

Entrance Hallway



Wood flooring runs throughout, a staircase rises to the first floor landing with a storage cupboard beneath. There is a radiator with decorative cover and obscured glazed panels either side of the entrance door.

Ground Floor Cloakroom

Fitted with a concealed cistern WC and a vanity hand wash basin with cupboard beneath, a double glazed obscure window to the side elevation.

Sitting Room



3.78m max x 3.84m (12' 5" max x 12' 7")

Situated at the front of the property with a walk in bay window which has double glazed units and a radiator set beneath, this spacious living area has wood effect flooring that runs throughout and coved cornice to the ceiling.

Dining Area



4.08m x 3.22m (13' 5" x 10' 7")

There is a continuation of the wood effect flooring from the sitting room, a radiator and coved cornice to the ceiling.

Family Area



3.61m x 5.28m (11' 10" x 17' 4")

Situated at the rear of the property with views over the rear garden via a bank of bi-folding doors, this bright open space has raised skylight windows, tiled floors and recessed spotlighting. There is also a contemporary vertical radiator.

Kitchen



3.52m x 2.44m (11' 7" x 8' 0")

The kitchen has been fitted in a contemporary range of high gloss units which are fitted to both base and eye levels with granite work surfaces that have matching upstands, set into which is a one and a half bowl sink unit with carved drainer. Integrated appliances include a fridge and freezer, and a dishwasher as well as space for a washing machine and tumble dryer. There is a freestanding stainless steel range style oven which has a gas hob and an extractor fan above, a continuation of the tiled floors, recessed spotlighting to the ceiling and under cabinet lighting.

First Floor

Landing



2.72m x 2.21m (8' 11" x 7' 3")

There is a double glazed window to the side elevation and a staircase that rises to the second floor.

Bedroom Two



3.81m max x 3.46m (12' 6" max x 11' 4")

This bedroom has a walk in bay window with double glazed units and radiator set beneath. There is coved cornice to the ceiling.

Bedroom Three



3.46m x 3.39m (11' 4" x 11' 1")

Double glazed window overlooking the rear garden with radiator set beneath, coved cornice to the ceiling.

Bedroom Four

2.21m x 2.05m (7' 3" x 6' 9")

The bedroom is currently being used as a study and is a great space for home working. There is a double glazed window to the front elevation with a radiator set beneath and coved cornice to the ceiling.

Family Shower Room



A spacious shower room which is fitted with a three piece suite which comprises a large shower enclosure that has a frameless glazed screen and a wall mounted shower. There is a pedestal wash hand basin and a close coupled WC. The walls are partly tiled, there is recessed spotlighting, a chrome heated towel rail and an obscured double glazed window to the rear.

Second Floor

Landing

Door leading to:

Master Bedroom



5.09m x 3.87m max (16' 8" x 12' 8" max)

A particularly large master bedroom which has a double glazed window to the rear elevation with a radiator set beneath and a Velux window facing the front elevation. There is recessed spotlighting to the ceiling.

En-Suite Shower Room



Fitted with a wide walk in shower enclosure that has a frameless glazed screen and wall mounted shower. There is also a pedestal wash hand basin and a close coupled WC. An obscured double glazed window faces the rear, there is a heated towel rail and recessed spotlighting.

Exterior

Rear Garden



The rear garden commences with a paved patio area which stretches the width of the property, there is a path that leads to the rear of the garden which has a further paved terrace ideal for outside dining. The remainder of the garden has fenced boundaries and is laid to lawn.

Front Garden

An independent block paved driveway which provides off street parking for a number of vehicles and continues to the side of the property leading to the garage. There is a Hypervolt EV car charger which is to remain.

Garage

4.94m x 2.66m (16' 2" x 8' 9")

Remotely controlled electronic roll over garage door. The garage is excellent for storage and has a further door which leads to a storage unit at the back of the garage.

Agents Note

The property benefits from a security alarm system complete with CCTV.

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.