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Priests Lane, Shenfield



## PRIESTS LANE, SHENFIELD



Located in this popular road within Old Shenfield, this attractive five bedroom detached family house was originally constructed in the early 2000's. Built in a Regency/Georgian style with double glazed sash windows, high ceilings and well planned living accommodation and the property benefits from 0.24 of an acre (STLS). The accommodation comprises; large attractive reception hall, lounge leading to orangery with access to fitted kitchen, laundry room, ground floor cloakroom, dining room and family room. There are five good sized bedrooms, two with en suite and the master bedroom has an open plan dressing room area. The rear garden is beautifully landscaped, and the property is presented to a high standard throughout. Being conveniently positioned between Brentwood and Shenfield, the mainline railway station at Shenfield is approximately one mile in distance and Brentwood School is approximately 0.6 miles. Shenfield mainline railway offers a fast and frequent rail service to London and when complete will be the eastern terminus for Crossrail, offering a frequent Central London service (Bond Street approx. 48 minutes) together with enhanced links to Heathrow and Thames Valley. EPC C.



£1,375,000

to view **01277 225191**

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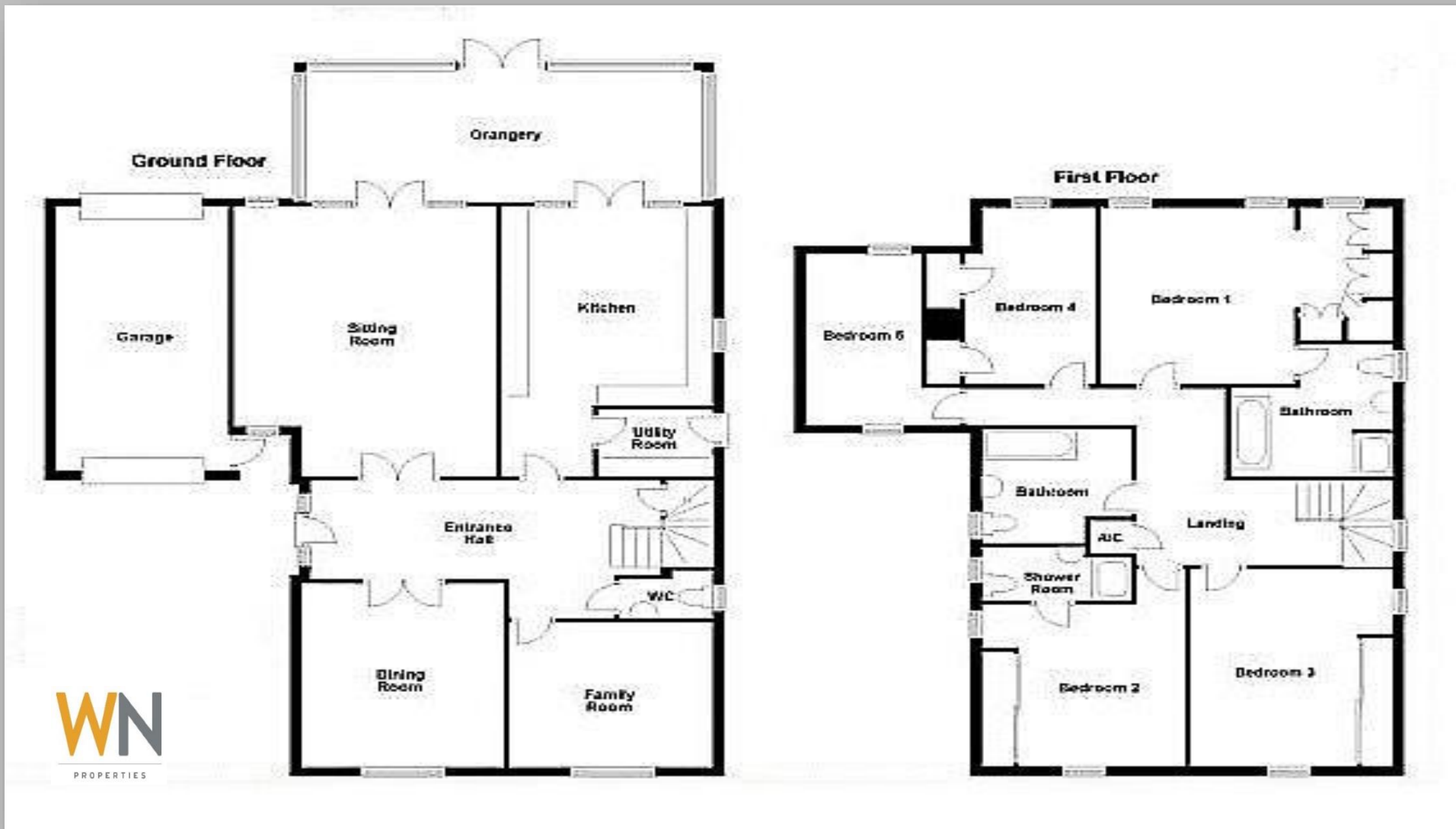


Entrance Hall	21' 9" x 10' 8" > 7' 5" (6.62m x 3.25m > 2.28m) Partially painted wood panelled walls, tiled floor, return stairs to first floor, double doors to lounge and dining room, further doors to family room, kitchen and cloakroom.	Dressing Room Area	8' 0" x 4' 6" to front of wardrobes (2.44m x 1.37m) Range of fitted wardrobes and sash window to rear aspect.
Cloakroom	Two piece suite, window to side aspect.	En-suite	Four piece suite including bath and corner shower cubicle, modern suspended wash hand basin and back to wall WC, ceramic tiled walls and floor, chrome heated towel rail.
Lounge	20' 3" x 15' 4" max (6.17m x 4.67m) Attractive room that leads into the Orangery, with feature stone fire surround, fitted with gas fire, windows to front and rear aspect, glazed double doors with matching side panels leading to;	Bedroom 2	11' 9" x 11' 0" to rear of wardrobes (3.58m x 3.35m) Fitted wardrobes, double glazed sash window to front aspect. Door to;
Orangery	23' 2" x 11' 0" (7.06m x 3.35m) A really attractive room overlooking the rear garden, with tiled floor, double doors leading to the patio and further double doors to;	En-suite	Three piece suite, including shower cubicle and chrome heated towel rail.
Kitchen	14' 4" plus recess x 11' 10" (4.37m x 3.60m) Fitted with an attractive range of cream coloured wooden panelled units, complimented by granite work surfaces and tiled floor, range cooker set in chimney style recess, butler sink with mixer tap, integrated dishwasher and fridge freezer, door to;	Bedroom 3	14' 10" x 11' 9" (4.52m x 3.58m) Dual aspect double glazed window to front and side aspect. Free standing wardrobes to remain.
Laundry Room	6' 5" x 4' 9" (1.95m x 1.45m) Fitted with matching units housing space for washing machine and door to side.	Bedroom 4	13' 2" > 9' 9" x 7' 6" (4.01m > 3.01m x 2.28m) Built in wardrobes, sash window to rear aspect.
Dining Room	14' 0" x 11' 9" (4.26m x 3.58m) With double glazed sash window to front aspect.	Bedroom 5	13' 7" x 6' 9" (4.14m x 2.06m) Used by the current owners as a study, dual aspect with sash windows to front and rear.
Family Room	11' 9" x 11' 0" (3.58m x 3.35m) Wood style flooring and double glazed window to front aspect.	Family Bathroom	Three piece suite, ceramic tiled walls, and chrome heated towel rail.
First Floor Landing	With doors to;	Externally	As previously mentioned the property stands in 0.24 of an acre (STLS) and enjoys a gated entrance with electric double opening gates leading to a shingle driveway and side access to the rear garden. The rear garden measures approx. 140' commencing with a patio leading to lawn, with well stocked flower and shrub borders.
Master Bedroom	13' 2" x 11' 4" (4.01m x 3.45m) An attractive room with open plan access to dressing area, two double glazed sash windows to rear aspect and door to en-suite bathroom.	Garage	Currently used by the current owners as a photography studio but easily converted back to a garage. Power and light connected and pedestrian door to side.









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