



**Priests Lane, Shenfield**

# Priests Lane Shenfield

£1,150,000

Impressive detached residence situated in a popular, sought after location standing in a good sized plot with beautiful, professionally landscaped gardens. A stunning hallway greets you upon entering the property with a hardwood return staircase leading to a galleried landing. The main living room opens to a superb conservatory overlooking the rear garden and there is a separate dining room, cloakroom, kitchen/breakfast room and utility room. On the first floor there are three double bedrooms with an en-suite shower to the master and separate shower room serving the remaining bedrooms. A large front garden provides a turning area as well as multiple parking facilities and access to a double length garage and sideway for the rear garden. The rear garden enjoys a huge array of established shrubs and trees



interspersed with patio's and terraces for seating areas and relaxation. Shenfield Broadway with its vast array of shops, bars and restaurants provides a fast and frequent rail service to London that includes the Elizabeth Line for the West End and Heathrow beyond. Offered for sale with no onward chain. EPC C.

### Entrance Hall

Canopy porch with quarry tiled floor and entrance door. Imposing hardwood return staircase to galleried landing. Sash windows to front, cornice to ceiling, Amtico flooring and doors to;

### Cloakroom

Two piece white suite with WC and wash hand basin with cupboards beneath, tiled walls, window to side and heated towel rail.

**Dining Room** 19' 9" into bay x 10' 11" (6.02m x 3.32m)

Attractive bay window to front, cornice to ceiling and integral door to garage.

**Sitting Room** 14' 8" x 13' 0" (4.47m x 3.96m)

Stone fire surround with fitted wood burner, cornice to ceiling and part glazed bi-fold doors to;

**Conservatory** 14' 8" x 9' 1" (4.47m x 2.77m)

Superbly crafted wooden conservatory on brick base with sash windows, glazed vaulted ceiling and double doors overlooking and leading to the rear garden. Amtico wood effect flooring and radiator.

**Kitchen/Breakfast Room** 15' 1" plus door recess x 11' 1" (4.59m x 3.38m)

Bespoke fitted with wood painted units comprising; base and wall cupboards with granite work surfaces, enamel single drainer sink, split level oven with ceramic hob set in island unit with ceiling mounted cooker hood above. Contrasting full height dark wood storage unit. Breakfast table area with matching dresser unit and sash windows overlooking the garden. Door to;

**Utility Room** 7' 0" x 5' 8" (2.13m x 1.73m)

Enamel sink unit with mixer tap and cupboards beneath, adjacent space for washing machine. Fitted broom cupboard, wall mounted cupboards and part glazed door to side.

### First Floor Landing

Impressive galleried landing with three sash windows to front, wall light points, cornice to ceiling, two built in store cupboards, loft access and doors to;

**Master Bedroom** 14' 8" x 13' 3" to front of wardrobes (4.47m x 4.04m)

Wall to wall fitted wardrobes with hardwood and glazed doors, two sash windows to rear and door to;





### En-suite

Wet room style shower with glass screen, wash hand basin and w.c., heated towel rail, part tiled walls and window to side.

### Bedroom Two 12' 10" x 11' 1" (3.91m x 3.38m)

Two sash windows to rear, cornice to ceiling.

### Bedroom Three 12' 0" x 10' 9" (3.65m x 3.27m)

Cornice to ceiling and sash window to front.

### Shower Room

Corner shower, pedestal wash hand basin and w.c. Part tiled walls and sash window to side.

### Externally

The house sits well back from the road with a large front garden providing a turning area and multiple parking spaces accessed from Priests Lane via curved brick piers with low level lighting and attractive shrub beds. Side gate leading to the rear.

### Double Length Garage 28' 4" x 8' 2" (8.63m x 2.49m)

Electric up and over door, power and light, window and part glazed door to garden.

### Rear Garden

The rear garden has been professionally landscaped and enjoys a wide array of attractive and established plant, trees and shrubs, interspersed with seating, patio and terraced areas for rest and relaxation. At the rear of the garden is a greenhouse and timber workshop with a narrow wooded area beyond.














Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		<b>73</b>	<b>82</b>
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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Council Tax Band G

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