



wnproperties.co.uk

168 Priests Lane, Shenfield

WN
PROPERTIES

168 Priests Lane Shenfield

£650,000

Charming four-bedroom Edwardian residence located in a popular area of Shenfield, just 0.5 miles from the Broadway and mainline station. This delightful property retains a wealth of original features, featuring high ceilings and a stylish kitchen/diner that overlooks the garden. The thoughtfully extended loft conversion provides a spacious master bedroom complete with an en-suite shower room. On the ground floor, you'll find a separate lounge, whilst the first floor has three additional bedrooms alongside a family bathroom. Shenfield station offers a fast and frequent service to London, including access to the Elizabeth Line, which connects to the West End and Heathrow Airport beyond. EPC E.



Entrance Hall

A bright hallway with period style ceramic floor tiles. Doors to;

Lounge 17' 6" x 11' 2" (5.33m x 3.40m)

Bay fronted lounge with period fireplace, high ceiling and wooden flooring.

Kitchen/Diner 16' 8" x 12' 0" (5.08m x 3.65m) *maximum*.

Shaker style grey coloured kitchen with integrated dishwasher, oven, hob, extractor hood, microwave and wine cooler. Dining area with space for dining table and door to garden. Further access to storage cupboard with access from the exterior.

First Floor Landing

Doors to;

Bedroom Two 17' 6" into bay x 10' 3" (5.33m x 3.12m)

Generous double bedroom with bay window, period fireplace and wooden flooring.

Bedroom Three 11' 11" x 9' 4" (3.63m x 2.84m)

Double bedroom with period fireplace.

Bedroom Four 8' 10" x 5' 11" (2.69m x 1.80m)

Currently used as a study.

Family Bathroom

Comprising bath with shower over, pedestal wash hand basin & WC. Part tiled walls.

Second Floor

Master Bedroom 19' 8" x 11' 4" (5.99m x 3.45m) *into eaves*.

Light & spacious loft room with partial sloping ceiling and plenty of space for storage, Door to;

En-suite

Shower, wash hand basin and WC. Window to rear.

Externally

Hard standing to the front for parking across the property for a small car. At the rear, the garden is predominantly laid to lawn with shrub borders and fence surround. Shared pedestrian access at the end of the terrace providing rear access to the garden.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

WWW.EPC4U.COM

Council Tax Band E

148 Hutton Road
Shenfield
Essex CM15 8NL
01277 225191

admin@wnproperties.co.uk

wnproperties.co.uk



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any errors or mis-statement. All parties must rely upon their own inspection.

Every effort has been made to ensure the accuracy of these particulars that have been prepared in good faith in conjunction with the vendor and they cannot be guaranteed and should not form part of any offer or contract. We have not checked the existence of relevant permissions, legal ownership, fixtures, fittings and appliances are in working order or fit for purpose. Photographs are for general information and it cannot be inferred that any items shown are included in the sale or within the ownership of the seller and therefore must be verified by your legal representative. No assumptions can be made from any description or image, relating to the type of construction or structural condition. All measurements are approximate, and any drawings or floorplans provided are for general guidance and are not to scale. Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008.