



Glanmead, Shenfield

Glanmead Shenfield

£1,100,000

A bright, spacious and well presented detached family home situated in a sought after cul de sac location just under a mile from Shenfield station and Broadway with mainline services to Liverpool Street and the Elizabeth Line serving the West End, Heathrow and beyond. The accommodation currently comprises: large lounge with wood burner open to a delightful conservatory with doors to the garden. Separate reception room, which could be a family room, is currently used as a gym with a useful deep storage cupboard. Luxurious ground floor cloakroom and generous light filled hallway. On the first floor there are four bedrooms, three doubles and a single, refitted shower room and separate bathroom. Easily maintained rear garden mainly laid to lawn with wide paved terrace with hedging providing screening and seclusion. Driveway parking for numerous cars to the front with access to useful storage via up and over door. The



property is conveniently situated within walking distance of Brentwood School and St Mary's School (subject to acceptance). Brentwood High Street is also conveniently situated within half a mile. Please contact the office to arrange an accompanied viewing appointment. EPC D.

Entrance Hallway 23' 5" x 5' 9" (7.13m x 1.75m)

Bright spacious entrance with double glazed door and side panels, radiator with decorative cover, stairs to first floor, attractive wood flooring and doors to:

Lounge 22' 10" into bay x 12' 9" (6.95m x 3.88m)

Generous lounge with attractive bay window to front, stone fire surround

and hearth with inset wood burning fire, wood flooring and open to:

Conservatory 11' 6" x 11' 3" (3.50m x 3.43m)

Attractive double glazed conservatory with pitched roof and doors leading into the garden. Radiator and continuation of wood flooring.

Cloakroom

Luxuriously refitted with close coupled w.c., vanity wash hand basin with drawer storage, feature tiled wall, chrome tower warmer and tiled flooring. Window to rear.

Kitchen 13' 9" x 8' 4" (4.19m x 2.54m)

Fitted with a good range of base, wall and drawer units with contrasting work surface incorporating double circular sinks with mixer taps and tiled splashback. Electric hob with double oven below. Integrated dishwasher, washing machine and freestanding American style fridge/freezer (with plumbing but currently not connected). Wine fridge to remain. Window to rear and door to side. Tiled flooring.

Reception Room/Family Room/Gym 14' 0" x 9' 10" (4.26m x 2.99m)

Currently used as a home gym. Window to side aspect and deep built in storage cupboard.

First Floor Landing 20' 6" max x 6' 2" max (6.24m x 1.88m)

Spacious bright landing with window to side and part galleried spindled balustrade. Useful recess which could be used as a study area.





Bedroom One 11' 7" x 10' 10" to rear of wardrobe (3.53m x 3.30m)

Free standing wardrobes to remain. Window to front.

Bedroom Two 13' 10" x 9' 2" max (4.21m x 2.79m)

Built in storage cupboard with hanging rails, radiator and window to rear.

Bedroom Three 11' 10" to front of wardrobes x 9' 0" (3.60m x 2.74m)

Built in wardrobes with hanging rails, shelving and drawers. Radiator, window to front.

Bedroom Four 8' 7" x 8' 2" to rear of wardrobe > 6' 7" (2.61m x 2.49m to rear of wardrobe > 2.00m)

Built in airing cupboard with hot water tank and shelving and radiator. Freestanding wardrobes to remain. Window to front.

Shower Room

Refitted with suite comprising: semi pedestal wash hand basin, close coupled WC. Large glazed shower cubicle with fixed rainwater shower head and separate hand held shower attachment, tiling to walls and floor, chrome towel warmer and window to rear.

Family Bathroom

Suite comprising: Vernon Tetbury semi pedestal wash hand basin, deep double end bath with mixer tap and hand held shower attachment, close coupled WC, and useful recess glass

shelving, chrome towel warmer, tiling to walls and floor with window to rear.

Front garden 14' 2" x 6' 5" (4.31m x 1.95m)

Large paved area with parking for numerous vehicles and access via up and over door to useful storage area measuring 14' 2" x 6' 5". Lawned area with shrub planting.

Rear Garden

Wide lawned area with hedging to boundaries providing screening and seclusion. Superb paved terrace for entertaining and additional side area with shed. Gated access on each side providing access to the front.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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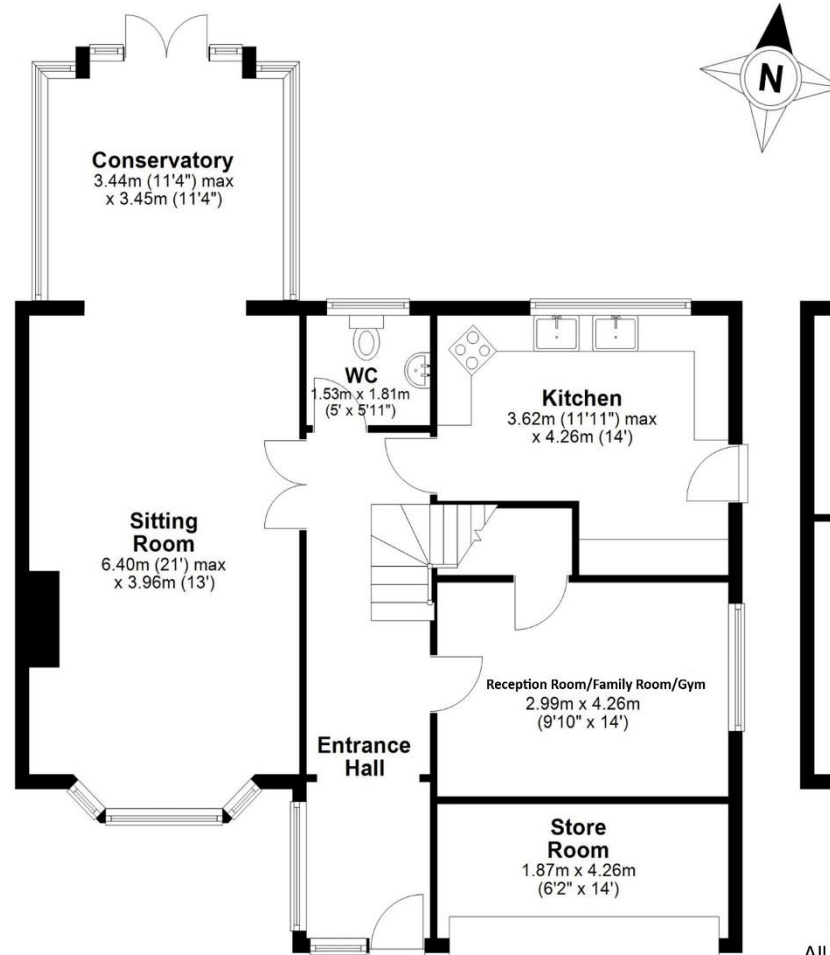
Council Tax Band G

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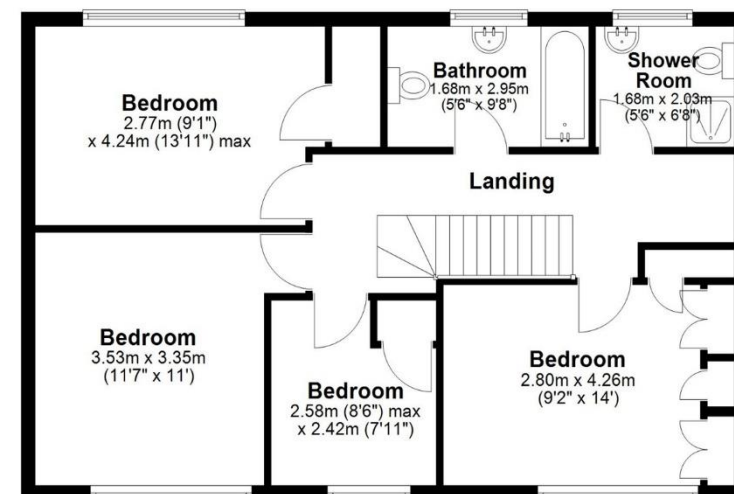
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Ground Floor



First Floor



APPROX INTERNAL FLOOR AREA
158 SQ M (1700 SQ FT) (Includes Store Room)
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