

Priests Lane, Shenfield



Priests Lane Shenfield £6,500 pcm

Beautifully constructed and exceptionally spacious family home, newly constructed by Les Clark Building Contractors. The Edwardian style elevations provide an elegant and classical look, while the traditionally constructed, 3800.5 sq. ft. (353.1sqm) accommodation provides generous space for the whole family. With a wealth of internal features, including; West End Interior fitted kitchen/dining/family room with Siemens appliances and further fitted laundry room with Miele appliances, five generously sized bedrooms with ensuite bathrooms including a luxurious master bedroom and solar panels and an air source heat pump (ASHP) for lower carbon underfloor heating throughout. The house also benefits from a large west facing rear garden, complete with a home office/gym/garden room with cloakroom and in addition an integral garage to the front. Located in Priests Lane, this property is easily accessible to both Brentwood School and Shenfield Broadway with its mainline railway station offering a fast and frequent service to London. Ready for occupation from the start of June, unfurnished. EPC B. Council tax band H.









Reception Hall

Lounge 19' 3" x 11' 2" (5.86m x 3.40m)

Cloakroom

Office 11' 4" x 7' 9" (3.45m x 2.36m)

Utility Room 11' 2" x 6' 7" (3.40m x 2.01m)

Kitchen/Family/Dining Room 27' 2" x 25' 9" (8.27m x 7.84m) at maximum point.

Master Bedroom 17' 9" x 15' 2" (5.41m x 4.62m)

Dressing Room 11' 0" x 5' 11" (3.35m x 1.80m) to front of wardrobes.

En-suite Bathroom

Bedroom Two 15' 10" x 12' 7" (4.82m x 3.83m) Max.

En-suite Shower 11' 2" x 5' 5" (3.40m x 1.65m)

Bedroom Three 14' 3" x 13' 2" (4.34m x 4.01m) Max.

En-suite Shower 9' 0" x 6' 1" (2.74m x 1.85m) Bedroom Four 14' 6" x 11' 2" (4.42m x 3.40m)

En-suite Shower Room 11' 0" x 5' 7" (3.35m x 1.70m)

Second Floor Bedroom/Bedroom Five 19' 8" x 27' 2" (5.99m x 8.27m)

En-suite Shower 10' 11" x 6' 6" (3.32m x 1.98m) Max.

Cabin 25' 1" x 15' 11" (7.64m x 4.85m)

Cloakroom and Store Cupboard

*Solar Panels
The solar panels have the potential to add batteries, not included in rent, that could then store solar electric with the option to top up during a lower night-time tariff.

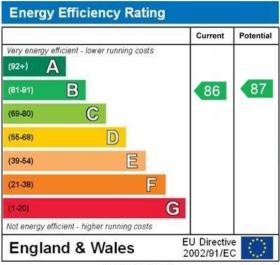
A one week holding deposit is required to secure this property. Please ask for a copy of our 'Guide for Tenants' for a full list of costs applicable to this or any of our properties. Please note your holding deposit is at risk if you withdraw from the transaction or do not disclose something that may affect your ability to pass references.











WWW.EPC4U.COM

148 Hutton Road, Shenfield Brentwood Essex CM15 8NL

01277 225191 lettings@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.

Total area: approx. 353.1 sq. metres (3800.5 sq. feet)

Priest Lane

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.