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Priests Lane, Shenfield

WN
PROPERTIES

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 Miele appliances and further fitted laundry room with Miele appliances, five generously sized bedrooms with en-suite 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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

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

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