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Priests Lane, Shenfield

Ideally situated just a short walk from Shenfield mainline railway station and shopping Broadway is this handsome, character home. Having been redecorated recently, this attractive property benefits from three bedrooms, two reception rooms, kitchen/breakfast room and an east facing rear garden approaching 100' in length. Set in one of the most pleasant and desirable parts of Old Shenfield, availability is from end of July. Unfurnished. EPC D.

£2,850 pcm

Council Tax Band F

01277 225191
lettings@wnproperties.co.uk



Entrance Hallway
Access to first floor via carpeted staircase. Wood effect flooring. Understairs storage cupboard. Door to;

Guest Cloakroom
White suite comprising; close coupled WC, wall mounted wash hand basin, heated towel rail, obscure double glazed window to side, tiled floor, part tiled walls.

Lounge 12' 4" into bay > 10' 11" x 11' 5" (3.76m x 3.48m > 3.32m)
Double glazed bay window to front, feature brick fire surround (ornamental) with wooden mantle, picture rail, fitted carpet.

Dining Room/Family Room 23' 3" x 11' 5" (7.08m x 3.48m)
Feature fireplace incorporating gas fire (untested), double glazed double doors with double glazed sidelights lead overlook and lead on to rear garden, fitted carpet.

Kitchen/Breakfast Room 19' 11" x 9' 1" max > 7' 5" (6.07m x 2.77m > 2.27m)
Extensively fitted with matching wall mounted and base level units with wood effect work surface and incorporating one and a half bowl stainless steel sink unit and drainer. Appliances to include; range cooker, with gas hob and electric double oven, freestanding dishwasher and fridge/freezer, wood effect flooring, dual aspect double glazed windows to rear and side with further double glazed door leading on to rear garden. Door to;

Utility cupboard
With window to side and housing stacking washing machine and tumble dryer.

First Floor Landing
Feature double glazed, double height window to side with further double glazed window to front, fitted carpet.

Bedroom 1 13' 5" x 9' 7" to front of wardrobes (4.09m x 2.92m)
Double glazed window to rear, extensive range of fitted wardrobes to one wall, fitted carpet.

Bedroom 2 11' 5" x 11' 0" (3.48m x 3.35m)
Double glazed window to front, fitted carpet.

Bedroom 3 9' 2" x 7' 2" plus door recess (2.79m x 2.18m)
Double glazed window to rear, door to fitted airing cupboard.

Family Bathroom
White suite incorporating; close coupled WC, pedestal wash hand basin, panelled bath with electric shower unit over, tiled walls and floor, heated towel rail, obscure double glazed window to side.

Exterior
Rear garden commences with raised wooden decking with balustrade and steps leading to remainder of garden being laid to lawn with mature flower and shrub borders. Access to side and wooden storage garage. Front and side is laid to tarmac giving off street parking for multiple vehicles and remainder is laid to lawn with mature tree and shrub border.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

HOLDING DEPOSIT

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 affects your ability to pass references.