



Priests Lane, Shenfield



# Priests Lane

## Shenfield

**Offers in Excess of £1,495,000**

This 1920's detached residence presents a unique opportunity for buyers seeking a property with significant potential for redevelopment, refurbishment or extension, all subject to the relevant planning permissions. Set on a generous 0.48-acre plot (subject to land survey), this home features a large driveway that provides ample parking and leads to two garages either side of the property. Upon entering, you are greeted by an inviting entrance lobby that opens into a spacious reception hall. This area connects to a large lounge and dining room and a games room that extends to a bright conservatory. Two ground floor double bedrooms are accompanied by a wet-room shower and WC. The kitchen/breakfast room leads to a utility room equipped with a built-in pantry and additional storage cupboard and enjoys access to the rear garden. To the first



floor there is a generous master bedroom boasting an en-suite bathroom with shower, alongside useful eaves access for additional storage. The first floor also accommodates two further bedrooms and a family bathroom. The rear garden is bordered by mature shrubs for privacy which is predominantly laid to lawn and leads to a large vegetable garden at the rear. Shenfield shopping Broadway with its mainline station to London are within one mile and Brentwood School is 0.5 miles distant. EPC F.



**Reception Hall** 13' 7" x 10' 4" (4.14m x 3.15m)

**Lounge** 21' 9" x 12' 8" into bay plus door recess (6.62m x 3.86m)

**Dining Room** 16' 0" into bay x 11' 5" (4.87m x 3.48m)

**Games Room** 16' 9" into bay x 11' 9" (5.10m x 3.58m)

**Conservatory** 12' 4" x 10' 4" (3.76m x 3.15m)

**Kitchen** 14' 2" x 11' 9" (4.31m x 3.58m)

**Utility Room** 8' 2" x 6' 4" (2.49m x 1.93m)

**Bedroom** 13' 8" x 10' 9" (4.16m x 3.27m)

**Wet Room** 7' 9" x 6' 5" (2.36m x 1.95m)

**First Floor Landing**

**Master Bedroom** 22' 8" x 15' 5" (6.90m x 4.70m) max.

**En-suite Bathroom** 15' 7" x 7' 1" (4.75m x 2.16m)

**Bedroom** 15' 6" max. x 9' 0" plus dormer (4.72m x 2.74m) sloping ceiling.

**Bedroom** 13' 5" x 9' 3" (4.09m x 2.82m) sloping ceiling.

**Bathroom** 8' 3" x 7' 7" (2.51m x 2.31m)

**Garage One** 18' 8" x 8' 3" (5.69m x 2.51m)

**Garage Two** 15' 2" x 8' 9" (4.62m x 2.66m)


























Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>78</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>26</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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Council Tax Band G

148 Hutton Road

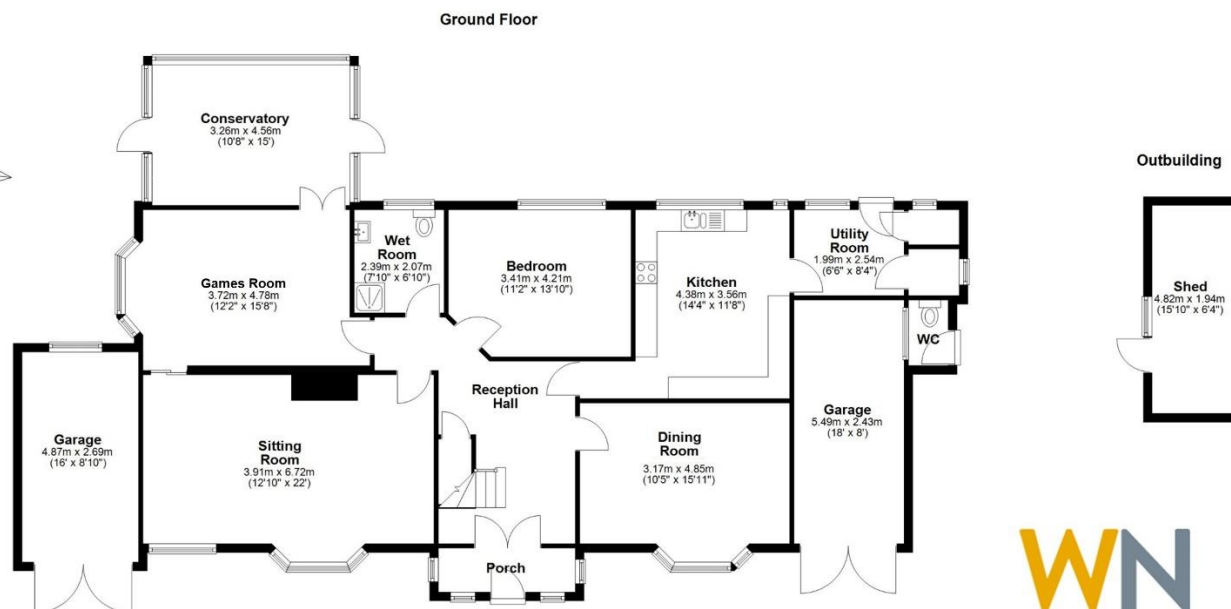
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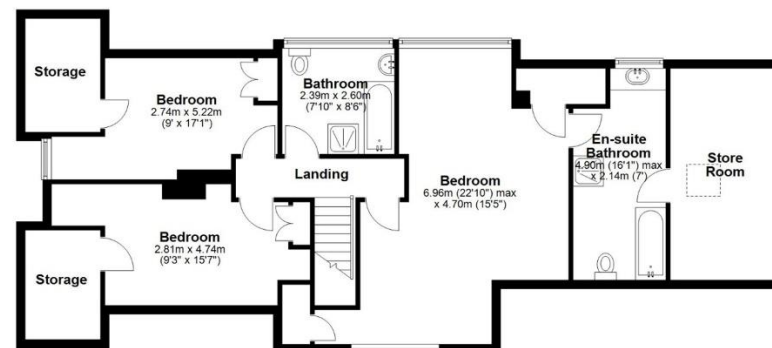
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**APPROX INTERNAL FLOOR AREA**  
276 SQ M (2970 SQ FT)  
(Includes Garages & Eves Storage)

**OUTBUILDING 9 SQ M (100 SQ FT)**

This floorplan is for illustrative purposes only and is **NOT TO SCALE**  
All measurements are approximate  
**NOT** to be used for valuation purposes  
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