



87 Priests Lane
Shenfield

MEACOCK & JONES

OFFERED WITH NO ONWARD CHAIN. * Offers invited in the region of £850,000 - £900,000 *

A substantial and very attractive family home located in Old Shenfield. The property provides spacious accommodation to the ground floor and four bedrooms with an en-suite and family bathroom to the first floor. The location of the property is excellent and it is within walking distance of the centres of both Brentwood and Shenfield.

Offers over £850,000



Entranced via a composite front door which opens to a:-

Spacious Entrance Hall

LED lights to ceiling. Radiator. Understairs storage cupboard. A white painted balustrade staircase rises to the first floor landing. A picture window draws light into the area. Laminate wood effect flooring which continues throughout the ground floor of the property.

Ground Floor Cloakroom 8'8 x 4'2 (2.64m x 1.27m)



Close coupled WC. Pedestal wash hand basin with tiled splashback. LED lights to ceiling. Extractor fan. Continuation of laminate wood effect flooring. Chromium towel rail

Lounge 20'6 x 10'8 (6.25m x 3.25m)

Bay windows to the front and side elevations. Further window. Continuation of wood effect laminate flooring. Feature stone fireplace with inset gas fire. This room leads into the conservatory which extends the full width of the property.

Conservatory 24' x 10'5 to 6'11 (7.32m x 3.18m to 2.11m)



A most useful addition to the property. Built on a brick plinth with UPVC double glazed windows overlooking the garden, this bright room has French doors opening out to the private east facing rear garden and an additional door also leading outside. Continuation of laminate wood effect flooring. Radiator.

Kitchen/breakfast room 20'2 x 14'2 to 10'10 (6.15m x 4.32m to 3.30m)



A very bright room with two bay windows. Double glazed window to the side elevation. Fitted with a range of contemporary base and eye level cream gloss units with wooden worktops. Feature island unit with overhang providing a useful breakfast bar. Up and over cupboards housing an American style fridge/freezer. Induction hob with extractor fan above. Wine cooler. Dishwasher. One and a half ovens. Dual sink unit.

First Floor Landing

Stairs rise to the first floor part galleried landing with picture window providing light to the stairwell Access to loft storage space. Built in linen storage cupboard.

Bedroom One 12' x 11'4 (3.66m x 3.45m)

Double bedroom with UPVC double glazed window to the rear elevation with radiator below enjoying views across the private rear garden.

En-Suite Shower Room 6'9 x 4'9 (2.06m x 1.45m)

Built to back to wall WC. Wash hand basin with two drawer vanity unit below. Large walk-in shower cubicle with rain dance shower and further hand held shower control attachment. Extractor fan. LED lights to ceiling. UPVC obscure glazed double glazed window to the rear elevation.

Bedroom Two 10'10 x 10'7 (3.30m x 3.23m)

A good sized double bedroom situated at the front of the property. UPVC double glazed windows to the front and side elevations. Radiator.

Bedroom Three 11'4 to 8'11 x 9'2 (3.45m to 2.72m x 2.79m)



Situated at the rear of the property another good sized room with UPVC double glazed window to the side elevation.

Bedroom Four 14'7 x 8'3 (4.45m x 2.51m)

UPVC double glazed window to the front elevation. LED lights to ceiling. Radiator. This room is currently used as a dressing area with bespoke hanging and shelving space.

Family Bathroom 5'9 x 5'4 (1.75m x 1.63m)



Back to wall WC. Wash hand basin with two drawer vanity unit below. Underfloor heating. Panel enclosed bath with shower screen and hand held shower controls and raindance shower head above. Spotlights to ceiling. Extractor fan. Window to the rear elevation.

Rear Garden

The property benefits from a very pleasant private east facing walled garden. Flowerbed borders with brick and rope edging. Personal door to the garage.

Front Garden



The property is well set back from the road and screened with mature shrubbery. The house is approached from a brick paved driveway providing off street parking for several vehicles with ease. Rope edging defining borders with mature shrubs.

Double Garage 17'3 x 14'3 (5.26m x 4.34m)

Fitted with an up and over electrically operated door. Power and light connected.

Agent's Note

Whilst care has been exercised in the preparation of these particulars, statements about the property must not be relied upon as representations or statements of fact. Prospective purchasers must make and rely upon their own enquiries and those of their professional representatives. All measurements, areas and distances given are approximate. We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order. Any fixtures or fittings detailed in these particulars are not necessarily included in the sale price and Meacock & Jones and their staff accept no liability for any errors contained therein.





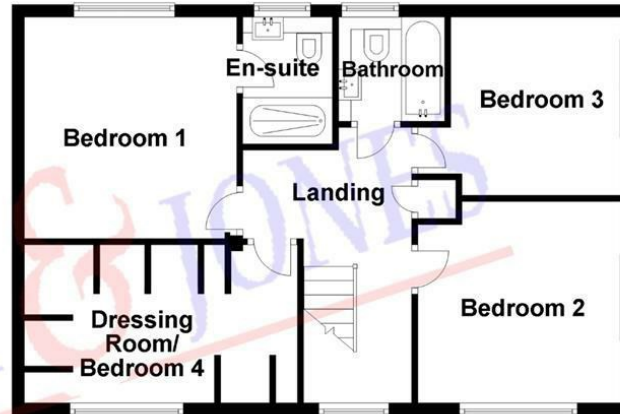
APPROX INTERNAL FLOOR AREA
142 SQ M 1527 SQ FT

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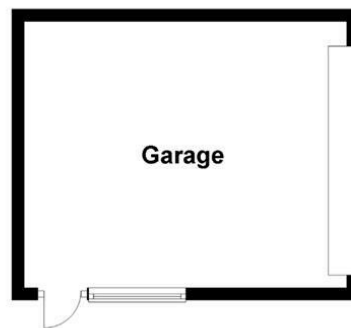
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NOT TO SCALE
Whilst every care is taken in the preparation
of this plan, please check all dimensions,
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any decisions reliant upon them.
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First Floor



Garage



Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		58	72
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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