



MEACOCK & JONES

**1 Brickfield Cottages**  
**Off Priest Lane**  
**Offers over £625,000**

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## 1 Brickfield Cottages, Off Priest Lane, Essex, CM15 8HP

\*Initial offers are invited in the region of £625,000 to £650,000\*

A rare opportunity to acquire a characterful, extended two/three Victorian end terrace cottage, with a wealth of period features, located in the heart of Old Shenfield. The property has been enlarged by the current owner to provide an open plan kitchen/breakfast room that overlooks the spacious and well tended garden to the rear and is located within short walking distance of Shenfield mainline railway station and Crossrail terminus and shopping Broadway.

A UPBV obscure double glazed door opens to an entrance porch; a practical addition to this period property. The lounge is well proportioned and draws light from a UPVC double glazed bay window to the front elevation. A central focal point is a feature log burner with a brick hearth and oak effect bressumer. A staircase ascends to the first floor level.

Being end of terrace and situated on a wide plot, there was scope to extend the property to provide an adjacent dining room. Though currently serving as a dining room, this room could also provide a large third bedroom, if required. It is a very sunny dual elevation room, illuminated by a double glazed window to the front elevation, in addition to double glazed French doors that open to a courtyard style side garden (separate from the main garden area)

The cottage was extended to the rear to provide an open plan kitchen/breakfast room, with the benefit of an island unit with an attractive oversized wooden worktop which provides a breakfast bar capable of seating two. Windows face three elevations, which beautifully illuminate the space. The kitchen has been comprehensively fitted with a fine quality range of units that comprise base cupboards, drawers and matching wall cabinets with long and

complementing light quartz worktops. Integrated appliances to remain include a Bosch fan assisted oven and grill, cooker with stainless steel extractor unit, refrigerator and freezer. A butler style sink is fitted beneath a UPVC double glazed window to the side elevation and a pair of UPVC double glazed French doors lead to the formal garden area. A marble effect tiled floor runs throughout.

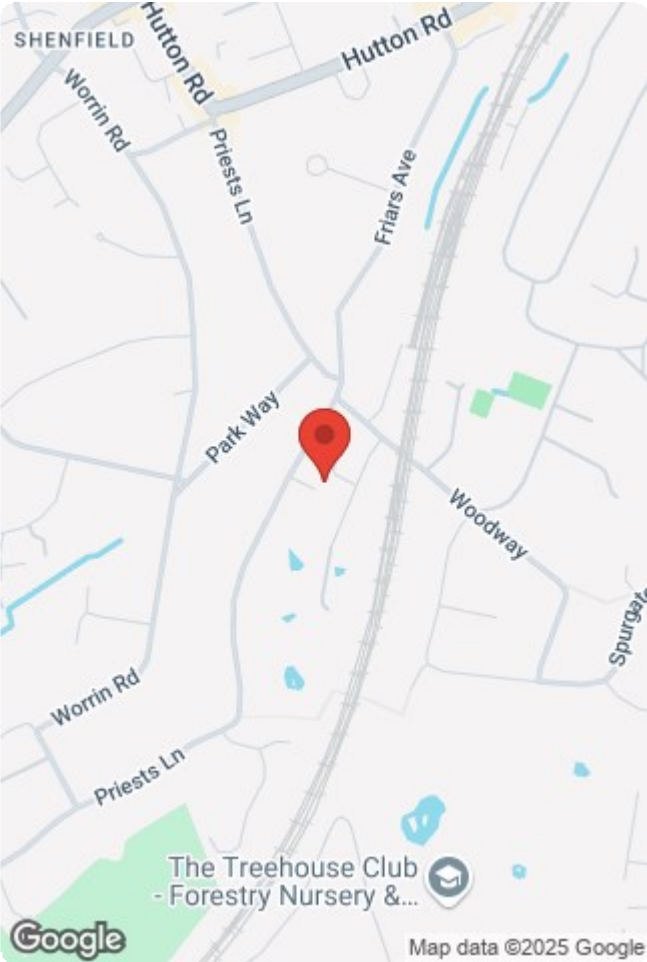
The cottage also has the benefit of a ground floor WC, with UPVC obscure double glazed windows to the rear and side elevations.


The first floor comprises two very good sized double bedrooms and a family bathroom. The primary bedroom has windows fitted to the front and rear elevations. Both bedrooms have the unusual benefit of a vaulted ceiling, adding to an impression of space and in the second bedroom a range of floor to ceiling wardrobes that extend an entire wall provide ample clothes storage.

The family bathroom is a most attractive feature. It has been luxuriously appointed to provide a free standing Victorian style bath with mixer tap and hand held shower attachment, shower enclosure, low level WC and vanity wash hand basin, complemented by a marble effect tiled floor and tiling to full ceiling height.

Externally, as previously mentioned, the rear garden has been divided into a courtyard style garden area, accessed from the dining room and drawing the afternoon sun, and a formal garden area, to the rear of the cottage. To the rear of the property is a brick paved terrace. A step descends to a low maintenance artificial lawn, bordered on both sides by raised flower beds retained by railway sleeper borders. To the far end is a south facing garden terrace, which is in sunshine throughout the entire day. A side gate leads to the front garden.

The front garden comprises a private brick paviour driveway that provides spacious off street parking for two cars with ease.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 