



3 Bedrooms

House - Semi-Detached

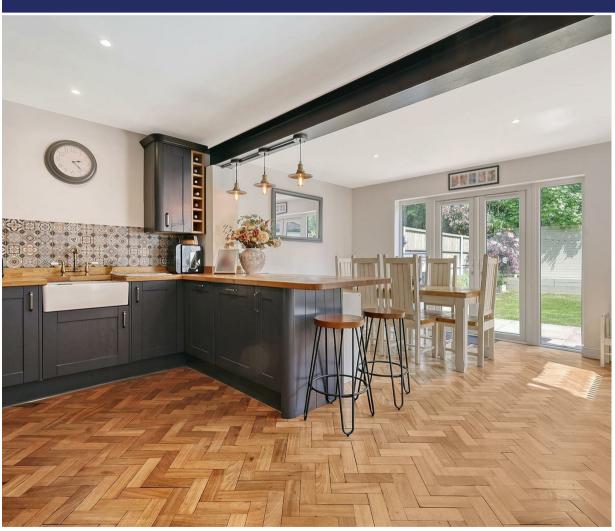
Located in Shenfield

Guide Price £650,000 - £700,000



10 Abbots Close Shenfield

Brentwood | Essex | CM15 8LT



**Guide Price £650,000 - £700,000 **A fantastic opportunity has arisen to acquire this beautiful three bedroom semi detached family home, set in a small cul-de-sac within an easy walk of Shenfield. The property has many fine features both inside and out and is stylishly presented to a very high standard. The accommodation is accessed via the spacious entrance hallway, which has attractive solid wood parquet flooring and stairs rising up to the first floor. The living room is set to the front of the house and is a warm, inviting space with a continuation of the parquet flooring and a feature open fireplace. To the rear of the house is the fabulous open plan kitchen/dining/family room with french doors leading out to the garden, a good range of blue effect modern shaker style units, some integrated appliances and open to the dining room, with an additional set of french doors leading outside. Heading upstairs there are three good sized bedrooms, and a traditional style family bathroom with a walk in shower cubicle and separate free standing bath.

To the front of the property there is a block paved driveway with a grassed area to the side and attractive laurel hedging screening the property from the neighbours. To the side there are solid wooden gates leading to the rear garden. The garage has been converted to a store room with the back half being converted to a useful utility room. The secluded rear garden has been nicely laid out and is south east facing with a large paved patio leading out from the living space across the back, raised railway sleepers, an additional block paved area for seating and the remainder is mostly laid to lawn.

Shenfield's busy high street, with its great options for shopping and socialising, and the railway station, with its fast service into London, is set within just half a mile. St. Mary's School Catchment.

There is an expired planning permission (ref 18/00317/FUL) for a single-storey side extension and a single front porch extension.











10 Abbots Close

Guide Price £650,000 - £700,000 Freehold

- BEAUTIFULLY PRESENTED THROUGHOUT
- FABULOUS KITCHEN/DINING/LIVING AREA
- SECLUDED SOUTH EAST FACING GARDEN
- 0.5 MILE TO SHENFIELD STATION
- ST MARY'S SCHOOL CATCHMENT AREA

- THREE BEDROOMS
- SEPARATE LOUNGE
- CUL-DE-SAC LOCATION
- EXCELLENT SCHOOLS NEARBY







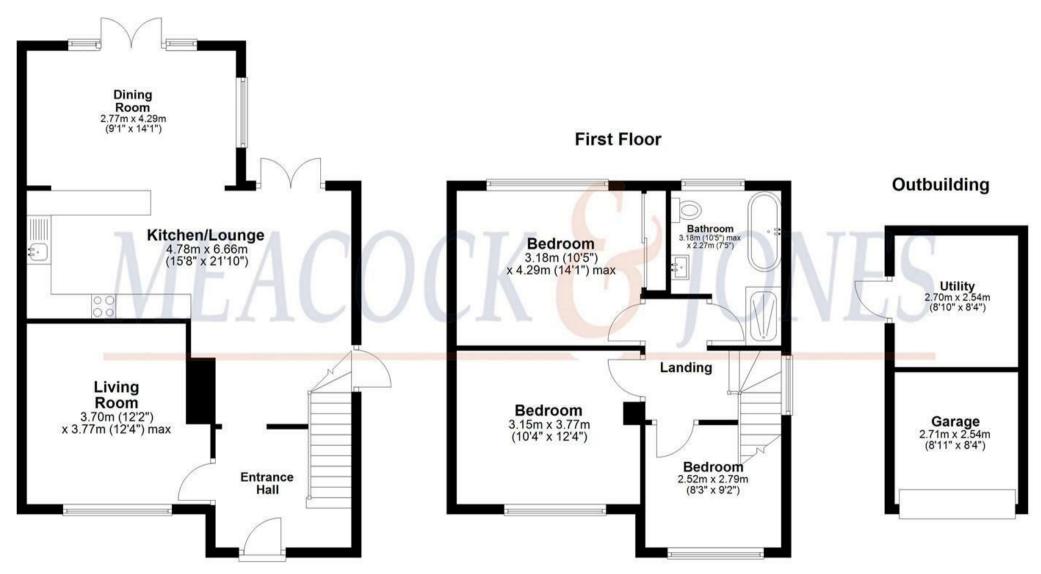








Ground Floor



Total area: approx. 116.8 sq. metres (1257.1 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas.

Buyers are advised to take their own measurements.

Plan produced using PlanUp.

Abbotts Close

Accommodation comprises:

Entrance Hallway

Living Room 12'2 x 12'4

Kitchen/Lounge 15'8 x 21'10

Dining Room 14'1 x 9'1

First Floor Landing

Bedroom One 14'1 x 10'5

Bedroom Two 12'4 x 10'4

Bedroom Three 9'2 x 8'3

Family Bathroom 10'5 x 7'5

Externally

Council Tax Band: F

Local Authority:

Utility Room 8'10 x 8'4

Garage 8'11 x 8'4

England & Wales

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















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