



MEACOCK & JONES

3 Bedrooms

House - Semi-
Detached

Located in Shenfield

**Offers in excess of
£775,000**



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65 Friars Avenue Shenfield

Brentwood | Essex | CM15 8HU

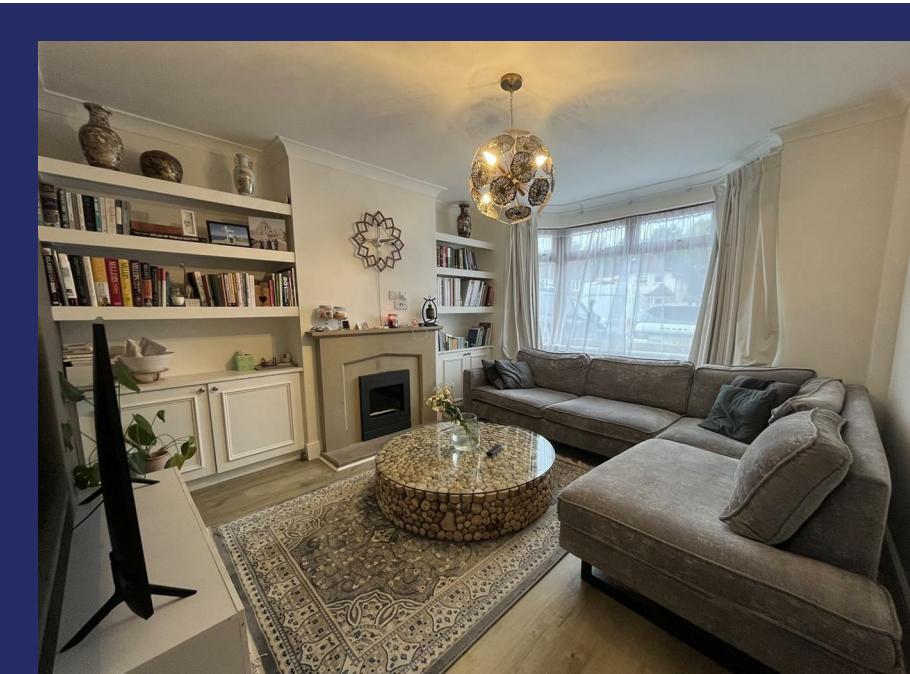


A superb central Shenfield 1930's three bedroom extended semi-detached house providing 1372.7 sq ft of bright, spacious and well appointed accommodation throughout. The location is excellent, situated in a convenient position 0.4 miles from Shenfield mainline railway station, Crossrail terminus and shopping Broadway. Catchment area for the sought after St. Mary's School. NO ONWARD CHAIN.

From the entrance porch, a well-proportioned hallway provides a welcoming introduction to this spacious and characterful home. To the front of the property, the generous bay-fronted living room features a fireplace with bespoke cupboards and shelving to either side. The ground floor also offers a sizeable dining room, complete with its own fireplace and French doors opening directly onto the attractive rear garden, perfect for entertaining. At the heart of the home lies the kitchen/breakfast room, comprehensively fitted with a range of cream coloured Shaker style units comprising base cupboards, drawers and matching wall cabinets. Also to this floor is a study, providing the perfect space for home working or could easily serve as a playroom, if required. To the front of this room is a very convenient store room. Further ground floor accommodation includes a separate utility room and a convenient cloakroom/WC.

To the first floor are three good size bedrooms, bedroom one is illuminated by a large bay window to the front elevation. Two of the rooms are fitted with floor to ceiling sliding mirrored wardrobes providing ample hanging and shelving space. Also to this floor is the excellent four piece family bathroom.

Externally, the rear garden measures approximately 70' in depth and features a spacious patio area ideal for outside entertaining, with the rest laid to lawn and bordered by mature shrubs, plants and trees. To the front of the property is a large driveway capable of parking numerous vehicles with ease.



65 Friars Avenue, Shenfield, Brentwood

Offer in excess of £775,000 Freehold

- Three Bedrooms
- Dining Room
- Utility Room
- Large Driveway
- 0.4 Miles from Shenfield Mainline Railway Station and Shopping Broadway

- Living Room
- Modern Kitchen/Breakfast Room
- Study/Playroom
- Excellent Location
- NO ONWARD CHAIN







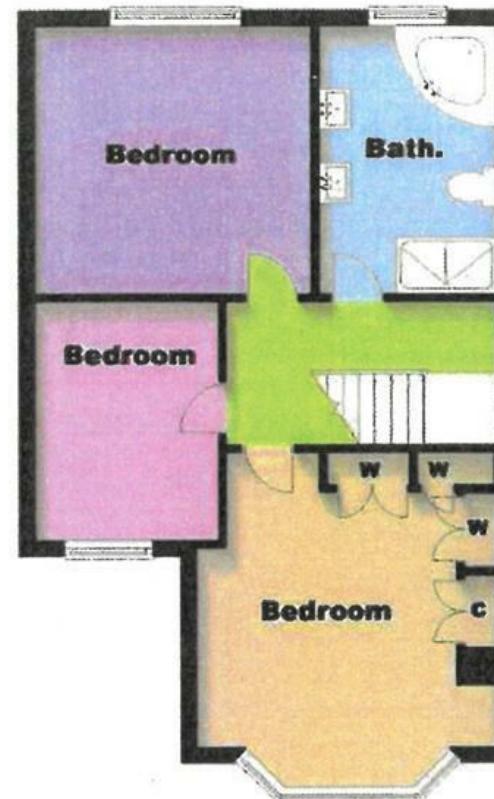
Ground Floor

Approx. 81.0 sq. metres (872.0 sq. feet)



First Floor

Approx. 46.5 sq. metres (500.6 sq. feet)



Total area: approx. 127.5 sq. metres (1372.7 sq. feet)

Whilst every effort has been made to ensure the accuracy of the Floor Plan, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, mistatement or omission. The Floor Plan is provided for illustrative purposes and should be used as such by any potential purchaser.

Plan produced using PlanUp.

Entrance Porch

Entrance Hall

11'5 x 9'5

Living Room

13'8 x 11'9

Study/Playroom

11'5 x 6'5

Dining Room

12' x 11'4

Kitchen/Breakfast Room

14'6 x 13'5

Cloakroom

First Floor Landing

Bedroom One

13'9 x 11'5

Bedroom Two

10'9 x 7'5

Council Tax Band:

Local Authority:

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.

Bedroom Three

9'4 x 7'7

Family Bathroom

10'6 x 7'5

Externally

Rear Garden

approximately 70' in depth

Front Garden

off street parking for numerous vehicles

MEACOCK & JONES

106 Hutton Road

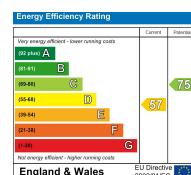
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