



**MEACOCK & JONES**

4 Bedrooms

House - Detached

Located in Shenfield

**Guide Price**  
**£900,000 - £950,000**



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01277 218485



# 20 St. Andrews Place Shenfield

Brentwood | | CM15 8HH



**\*\*Initial offers invited in the region of £900,000 - £950,000\*\*** A substantial and very attractive Georgian style four bedroom detached house situated in a quiet cul-de-sac on the popular St Andrews Place development, off Priests Lane, between Old Shenfield and Brentwood. This beautifully presented house has been extended to provide spacious family accommodation and is located 0.9 miles of Shenfield Mainline Railway Station, Crossrail terminus and Shopping Broadway. Situated close to Brentwood School and within the St. Mary's School catchment area. NO ONWARD CHAIN.

Accommodation commences with an entrance porch that opens into a bright and spacious entrance hall. Off the hall is a generous sized storage room with fitted wardrobes offering ample hanging and shelving space, as well as a cloakroom for added convenience. The ground floor also features a well-proportioned lounge with large windows that overlook the well maintained private rear garden, creating a light and welcoming atmosphere. The spacious kitchen/dining room is fitted with a comprehensive range of units and features bi-folding doors opening onto the rear patio, seamlessly connecting indoors and out. A separate utility room adds practicality with full-height units, space for an American-style fridge/freezer, and further storage. Completing this floor is a good size office, ideal for home working or as a flexible reception space.

The first floor galleried landing leads to bedroom one fitted with floor to ceiling wardrobes providing excellent storage and a luxuriously appointed shower room with large walk-in shower. Three further good size double bedrooms and a family bathroom with Villeroy & Boch white suite complete this floor.

The southeast-facing rear garden commences with a patio for outdoor entertaining, leading to a well maintained lawn bordered by mature shrubs, plants and trees. The front garden offers a block paviour driveway with ample space for numerous vehicles and access to the garage.





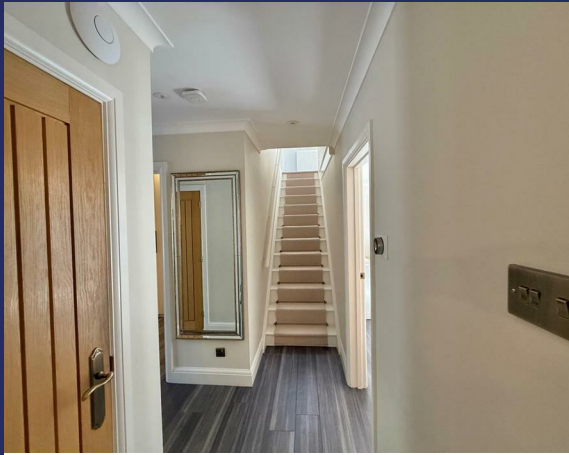
# 20 St. Andrews Place

Guide Price £900,000 - £950,000 Freehold

- Four Bedrooms
- Kitchen/Dining Room
- Office
- South East Facing Rear Garden
- Excellent Location
- Lounge
- Utility Room
- En-suite Shower Room
- Double Garage
- NO ONWARD CHAIN

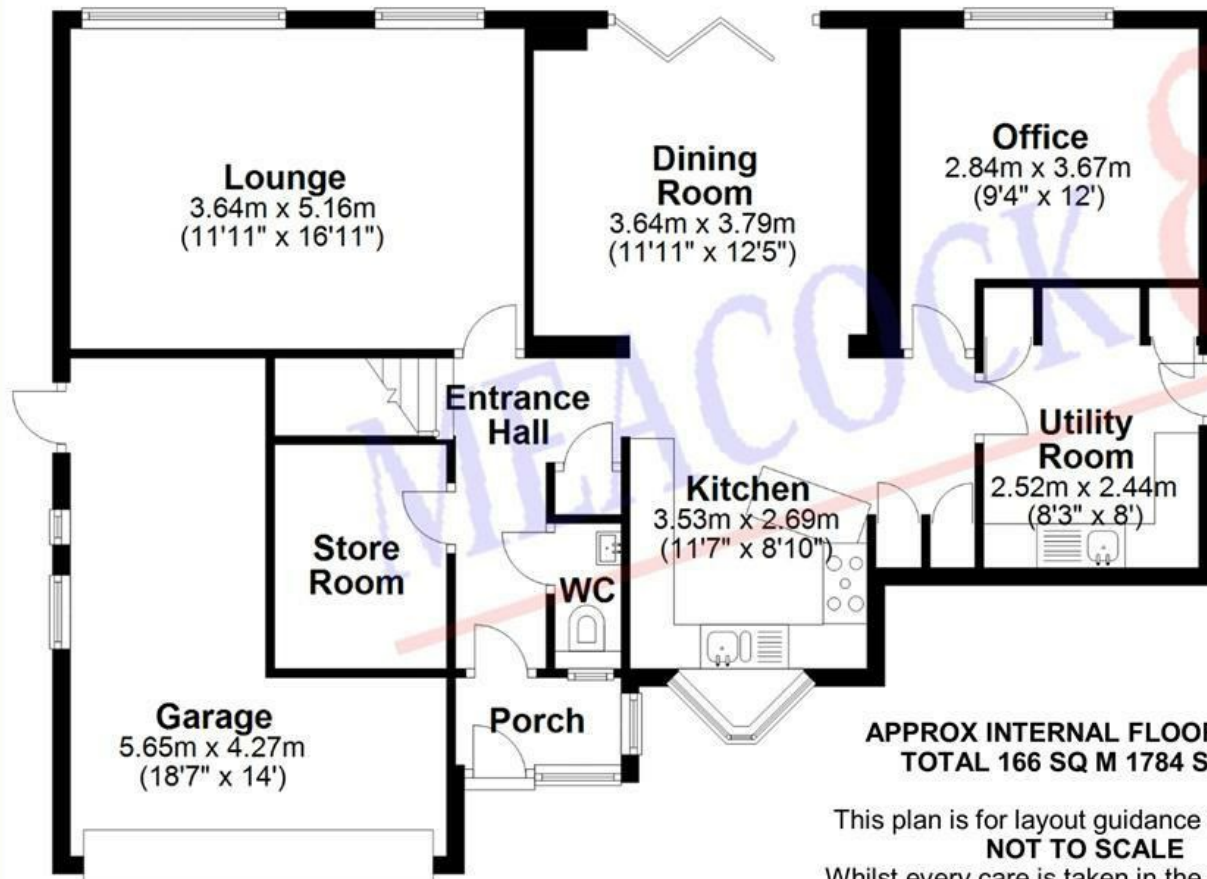




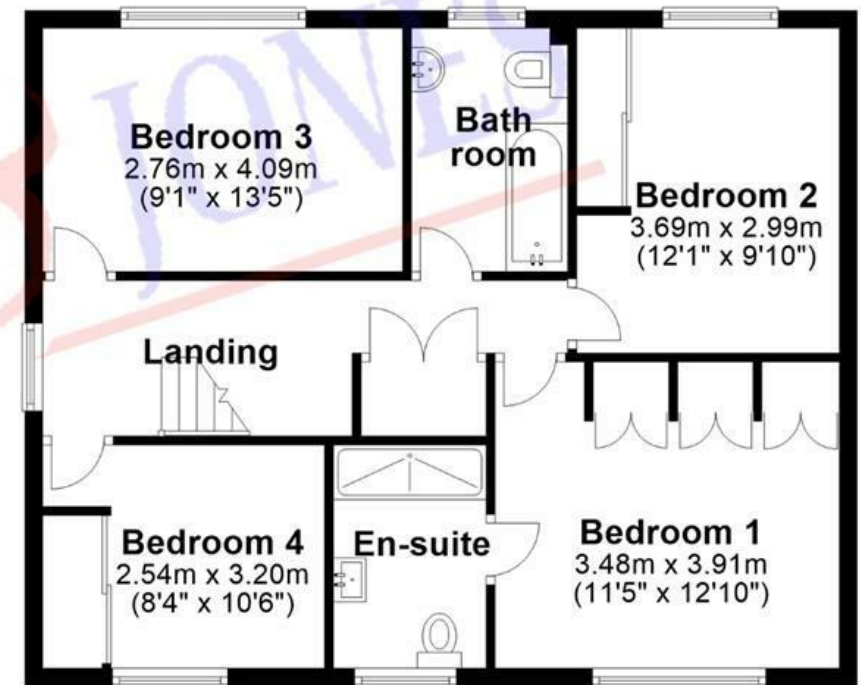




## Ground Floor



## First Floor



**APPROX INTERNAL FLOOR AREA**  
**TOTAL 166 SQ M 1784 SQ FT**

This plan is for layout guidance only and is  
**NOT TO SCALE**  
Whilst every care is taken in the preparation  
of this plan, please check all dimensions,  
shapes & compass bearings before making  
any decisions reliant upon them.  
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### Accommodation Comprises of:-

#### Entrance Porch

5'11 x 2'10

#### Entrance Hall

#### Ground Floor Cloakroom

5'6 x 2'6

#### Store Room

7'4 x 6'5

#### Lounge

16'11 x 11'11

#### Kitchen/Dining Room

23'10 max x 12'11 max

#### Utility Room

8'4 x 7'10

#### Office

11' x 9'4

#### First Floor Landing

#### Bedroom One

12'10 x 11'4

#### En-suite Shower Room

8'1 x 5'6

#### Bedroom Two

12'2 x 10'2

#### Bedroom Three

13'5 x 9'

#### Bedroom Four

10'8 x 8'3

#### Bathroom

9'1 x 1'10

#### Rear Garden

#### Front Garden

#### Garage

# MEACOCK & JONES

106 Hutton Road

Shenfield

Essex

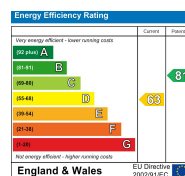
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**Council Tax Band: G**

**Local Authority:**



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