



19 Coombe Rise
Shenfield | Brentwood | Essex | CM15 8JJ

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A discerning family residence in the sought-after area of Old Shenfield, combining 1930s character with contemporary touches, stylish décor and generously proportioned five-bedroom accommodation. This elegant home is perfectly located within walking distance of Shenfield station, offering fast rail services into central London, including the Elizabeth Line, ideal for commuters seeking a blend of village charm and city convenience. The property is offered with no onward chain.

Set in the highly sought-after residential area between Shenfield and Brentwood, this charming c.1934 residence seamlessly combines traditional character with modern style. Features include high ceilings, parquet wood floors, a sleek contemporary kitchen, and a versatile second-floor bedroom or home office. The home has been meticulously maintained, with recent re-roofing, new guttering and double glazing, and is set within beautifully stocked, south-facing gardens of over 0.3 acre, providing a private and tranquil setting.

The property is approached via a gravelled driveway leading to the garage. The entrance features a cloakroom with a shower, opening onto a central hallway with an impressive original solid timber balustrade staircase and parquet flooring. To one side lies the main 22ft reception room, complete with a striking feature fireplace and patio doors opening onto the rear garden. Two further reception rooms include a formal dining room with a bay window overlooking the garden and a family/playroom. Beyond, a light and airy kitchen/breakfast room boasts contemporary light grey units with integrated dishwasher, fridge/freezer, Rangemaster electric oven, and gas hob, complemented by Amtico flooring. A useful utility room with direct access to the garden completes the accommodation.

On the first floor, the impressive 22ft principal bedroom features a spacious en-suite bathroom with a separate shower. The second bedroom benefits from bespoke hand-made wardrobes, while two further bedrooms are served by a generously proportioned family bathroom. Stairs lead up to the second-floor bedroom/study, providing a secluded space ideal for working from home or accommodating visiting guests.

The south-facing rear garden features a sun terrace and well-tended lawns, framed by mature trees, shrubs, and hedgerows, including silver birch, laburnum, apple, and plum, providing both beauty and privacy. The property's prime location is just minutes from The Broadway in Shenfield, a vibrant hub of coffee shops, independent retailers, restaurants, and, importantly, Shenfield Station, offering fast services to London Liverpool Street and direct Elizabeth Line connections to Heathrow. The area is renowned for its excellent schools, including Shenfield St. Mary's CofE Primary, Shenfield Senior School, Brentwood School, and the Anglo European School at Ingatestone. Chelmsford city centre, with its grammar schools and Bond Street shopping including John Lewis, is also easily accessible.









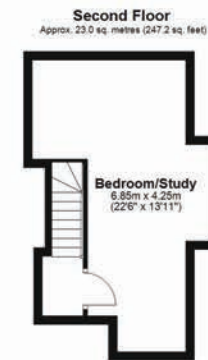
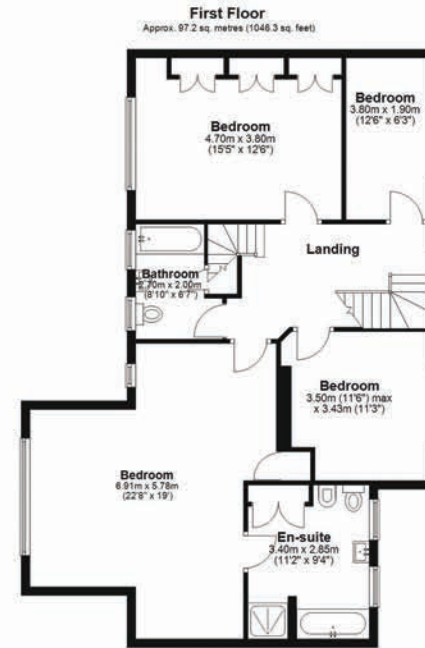
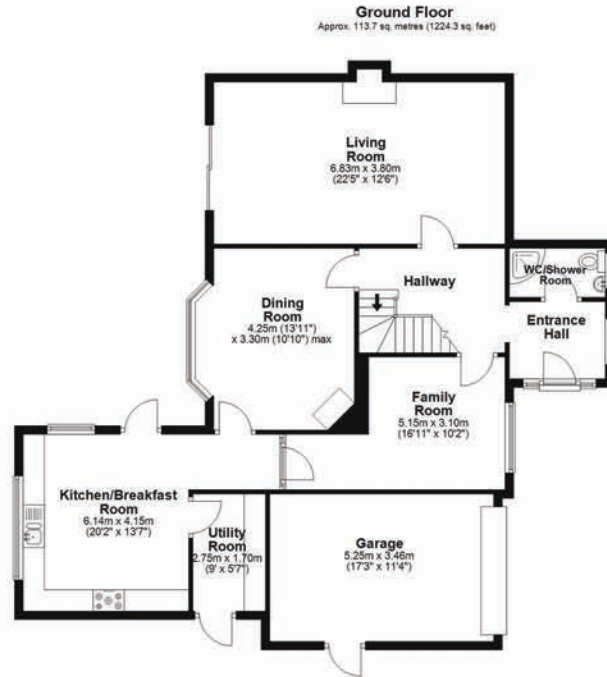












Total area: approx. 233.9 sq. metres (2517.7 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission 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.

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Coombe Rise

Council Tax Band: G
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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