



MEACOCK & JONES

5 Bedrooms

House - Semi-Detached

Located in Shenfield

**Offers in Excess of
£1,000,000**



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61 Friars Avenue Shenfield

Brentwood | Essex | CM15 8HU



MEACOCK & JONES

A beautifully renovated and immaculately presented five-bedroom semi-detached home, ideally positioned 0.4 miles of Shenfield mainline railway station and Crossrail terminus and falling within the highly regarded St Mary's School catchment area. Stylishly appointed throughout to an exceptional standard, this impressive property seamlessly blends elegant period features with contemporary design.

From the porch, a door opens into a spacious entrance hall featuring period-style tiled flooring and elegant wood panelling. The well-proportioned lounge is filled with light from a bay window with plantation shutters and centres around a feature fireplace with log burner and bespoke cabinetry, complemented by a traditional radiator, dado rail, decorative coving and ornate ceiling rose. The impressive open-plan kitchen is beautifully fitted with inset shaker-style units, quartz worktops and a central island with dual Butler sinks. Further highlights include a range cooker with overmantel, built-in wine cooler, space for an American-style fridge-freezer and bi-folding doors opening onto the pretty rear garden. Crittall doors lead to a versatile playroom or dining room with bespoke cabinetry, while a cloakroom is also accessed from the hall.

The first floor offers four bedrooms, all with plantation shutters, parquet flooring, wall panelling and built-in wardrobes. A luxurious family bathroom features a slipper bath with overhead shower. The second floor is devoted to the impressive principal suite, flooded with natural light from French doors opening to a Juliet balcony overlooking the rear garden, and complemented by an en-suite shower room.

Externally, the private rear garden commences with a decked terrace for outdoor entertaining, the remainder is mainly laid to lawn and framed by mature shrubs and trees. To the front, a gravel driveway provides ample off-road parking and access to the garage, attractively bordered by established hedging and a charming picket fence.



61 Friars Avenue, Shenfield, Brentwood

Offers in excess of £1,000,000 Freehold

- Five Bedroom Semi-Detached House
- Outstanding Kitchen/Family Room
- Lounge
- Private Rear Garden
- 0.4 Miles from Shenfield Mainline Railway Station and Broadway
- Impressive Principle Bedroom with En-suite Shower Room
- Playroom/Dining Room
- Beautifully Presented Throughout
- Garage
- St. Mary's School Catchment Area

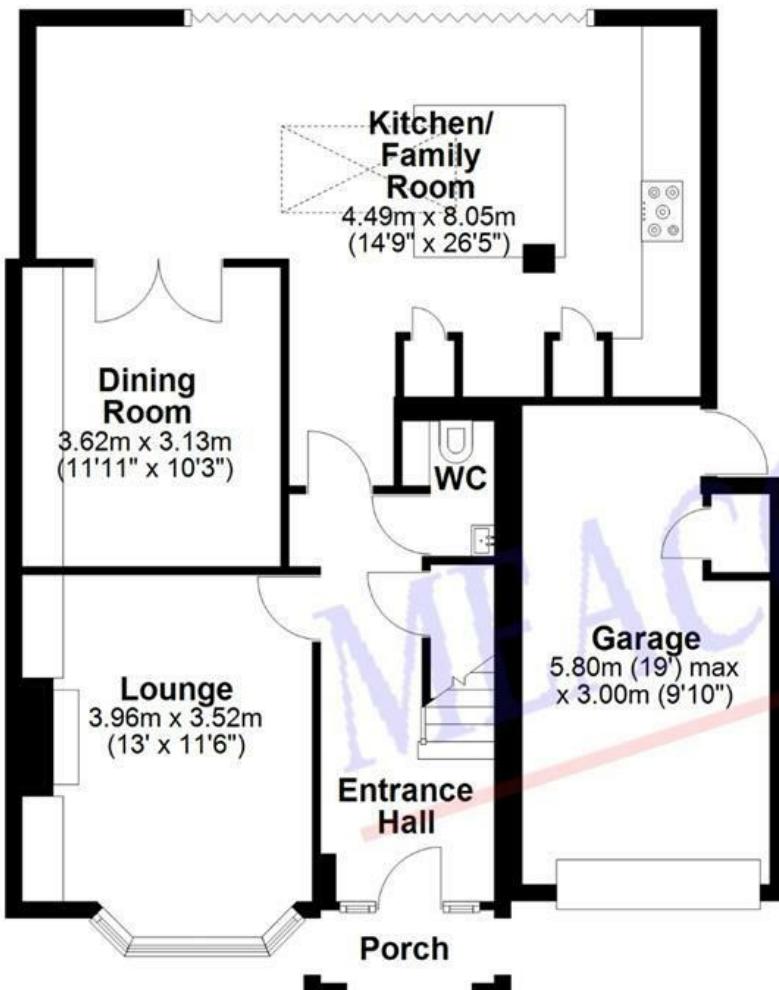




APPROX INTERNAL FLOOR AREA
MAIN HOUSE 160 SQ M 1724 SQ FT
GARAGE 19 SQ M 201 SQ FT
TOTAL 179 SQ M 1925 SQ FT

MEACOCK & JONES

Ground Floor

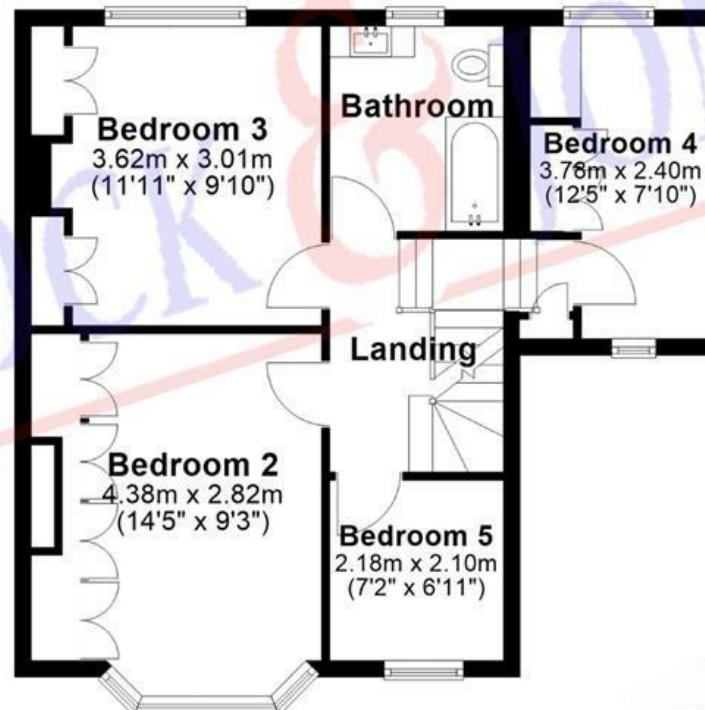


This plan is for layout guidance only and is
NOT TO SCALE

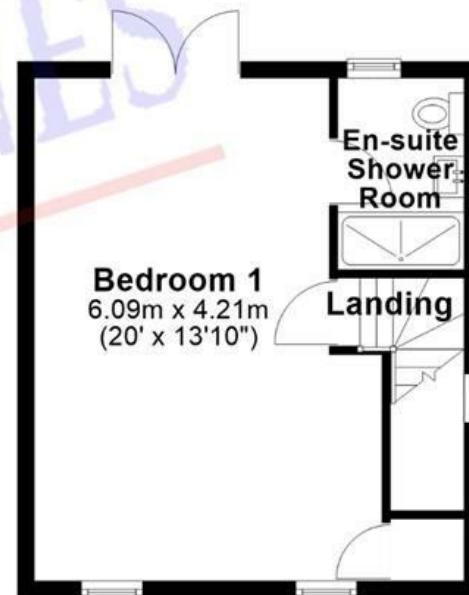
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shapes & compass bearings before making
any decisions reliant upon them.

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First Floor



Second Floor



efficient
property
marketing

Accommodation Comprises of:-**Entrance Porch****Entrance Hall****Ground Floor Cloakroom****Lounge**

13' x 11'6

Dining Room

11'11 x 10'3

Kitchen/Family Room

14'9 x 26'5

First Floor**Bedroom Two**

14'5 x 9'3

Bedroom Three

11'11 x 9'10

Bedroom Four

12'5 x 7'10

Bedroom Five

7'2 x 6'11

Family Bathroom**Second Floor****Bedroom One**

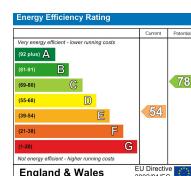
20' x 13'10

En-Suite Shower Room**Rear Garden****Front Garden****Garage**

19' max x 9'10

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.

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