



WN
PROPERTIES

Priests Lane, Shenfield

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Offers in Excess of £1,495,000

This 1920's detached residence presents a unique opportunity for buyers seeking a property with significant potential for redevelopment, refurbishment or extension, all subject to the relevant planning permissions. Set on a generous 0.48-acre plot (subject to land survey), this home features a large driveway that provides ample parking and leads to two garages either side of the property. Upon entering, you are greeted by an inviting entrance lobby that opens into a spacious reception hall. This area connects to a large lounge and dining room and a games room that extends to a bright conservatory. Two ground floor double bedrooms are accompanied by a wet-room shower and WC. The kitchen/breakfast room leads to a utility room equipped with a built-in pantry and additional storage cupboard and enjoys access to the rear garden. To the first floor there is a generous master bedroom boasting an en-suite bathroom with shower, alongside useful eaves access for additional storage. The first floor also accommodates two further bedrooms and a family bathroom. The rear garden is bordered by mature shrubs for privacy which is predominantly laid to lawn and leads to a large vegetable garden at the rear. Shenfield shopping Broadway with its mainline station to London are within one mile and Brentwood School is 0.5 miles distant.



The Property is listed as a Non-Designated Heritage Asset. EPC F.

An Anti-Money Laundering (AML) check is required for both buyers and sellers and is carried out through our legal partner at a fee of £65 per property, payable at the point of instruction. This service also includes access to a legal advice helpline, where qualified solicitors are available to support you with any queries throughout your moving process.

Reception Hall 13' 7" x 10' 4" (4.14m x 3.15m)

Lounge 21' 9" x 12' 8" into bay plus door recess (6.62m x 3.86m)

Games Room 15' 8" x 12' 2" (4.77m x 3.71m)

Conservatory 12' 4" x 10' 4" (3.76m x 3.15m)

Kitchen 14' 2" x 11' 9" (4.31m x 3.58m)

Utility Room 8' 2" x 6' 4" (2.49m x 1.93m)

Bedroom 13' 8" x 10' 9" (4.16m x 3.27m)

Wet Room 7' 9" x 6' 5" (2.36m x 1.95m)

First Floor Landing

Master Bedroom 22' 8" x 15' 5" (6.90m x 4.70m) max.

En-suite Bathroom 15' 7" x 7' 1" (4.75m x 2.16m)

Bedroom 15' 6" max. x 9' 0" plus dormer (4.72m x 2.74m) sloping ceiling.

Bedroom 13' 5" x 9' 3" (4.09m x 2.82m) sloping ceiling.

Bathroom 8' 3" x 7' 7" (2.51m x 2.31m)

Garage One 18' 8" x 8' 3" (5.69m x 2.51m)

Garage Two 15' 2" x 8' 9" (4.62m x 2.66m)







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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E		
(21-38) F	26	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

Council Tax Band G

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Ground Floor

First Floor

APPROX INTERNAL FLOOR AREA
276 SQ M (2970 SQ FT)
(Includes Garages & Eves Storage)

OUTBUILDING 9 SQ M (100 SQ FT)

This floorplan is for illustrative purposes only and is **NOT TO SCALE**
All measurements are approximate
NOT to be used for valuation purposes
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