MEACOCK & JONES

4 Bedrooms

House - Detached

Located in Shenfield

OIEO £1,095,000

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9 St. Marys Avenue Shenfield

Brentwood | Essex | CM15 8PY

This stylishly appointed turnkey home, with four bedrooms and three bathrooms, is set in a quiet, peaceful turning, just 0.7 miles from Shenfield's mainline station and high street shops. The station offers a fast and frequent service into London, along with other options provided by the Elizabeth Line, whilst there is a good range of shops, bars and restaurants to choose from. The property also benefits from being within the highly sought after St Marys School catchment, along with many other great options.

The property was newly constructed 6 years ago and provides spacious accommodation, which commences with a large hallway, with luxury vinyl flooring throughout the ground floor, giving access to the cloakroom, and a reception room, perfect for use as a dining room or playroom, with lovely feature bay window to the front. In addition, there is an office, plus a bright and airy lounge/dining room with attractive fireplace and sliding doors overlooking and leading to the garden. The kitchen is a great space with central island, double butler sink and shaker style units, with lots of quartz work top space for meal preparations, along with some integrated appliances. Sliding doors and skylight windows flood this area with natural light, and the separate utility room provides space for additional appliances, with a courtesy door leading outside.

Heading upstairs, the turned staircase leads to the landing which in turn leads to the four double bedrooms, bedroom one having a large walk in dressing room and modern ensuite shower room, bedroom two also having its own ensuite bathroom. There are two further bedrooms, also nicely appointed and a modern family bathroom.

Externally, to the front, a shingled driveway provides parking for a number of cars, whilst the south east facing rear garden is completely unoverlooked, with an attractive terrace and outside kitchen, making it a great place to entertain. To the foot, is a nicely decorated home office with bifold doors.

9 St. Marys Avenue

OIEO £1,095,000 Freehold

- DETACHED FAMILY HOME
- THREE BATHROOMS
- ATTRACTIVE GARDEN ROOM/OFFICE
- 0.7 MILES TO SHENFIELD STATION
- FOUR DOUBLE BEDROOMS
- GENEROUS LIVING ACCOMMODATION
- SECLUDED SOUTH EAST FACING GARDEN
- ST MARYS SCHOOL CATCHMENT

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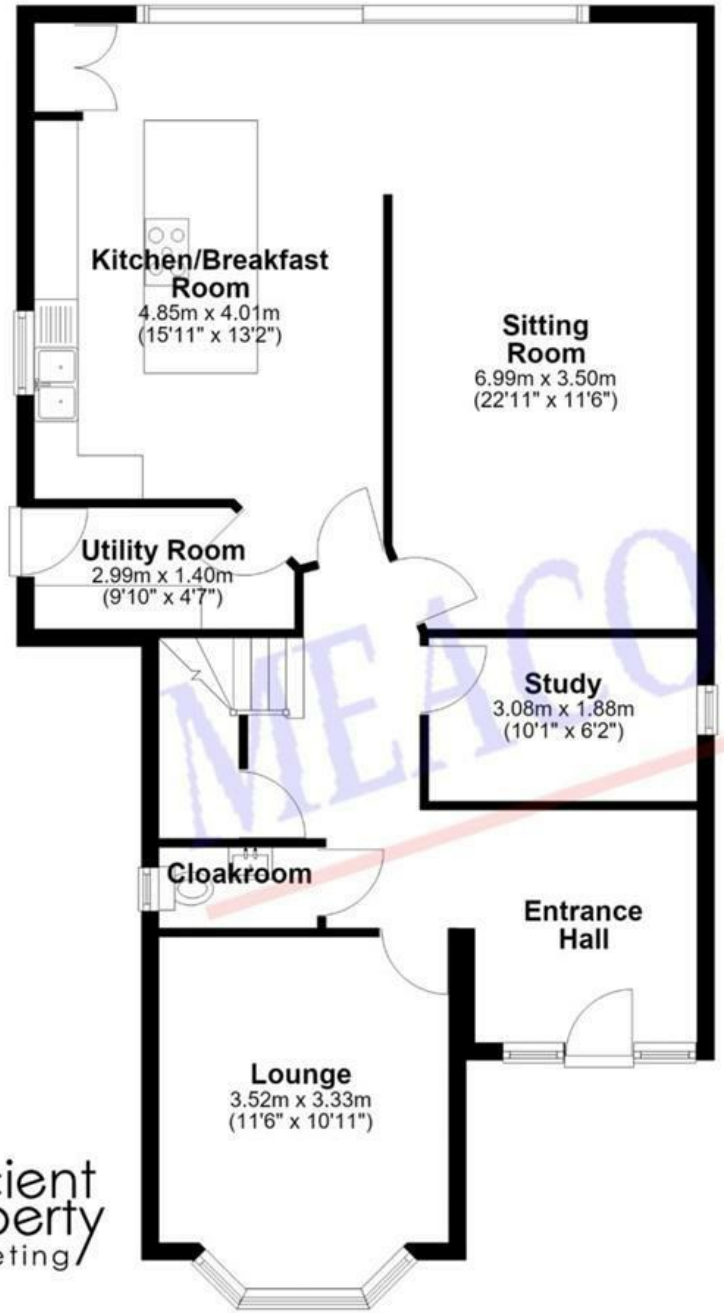
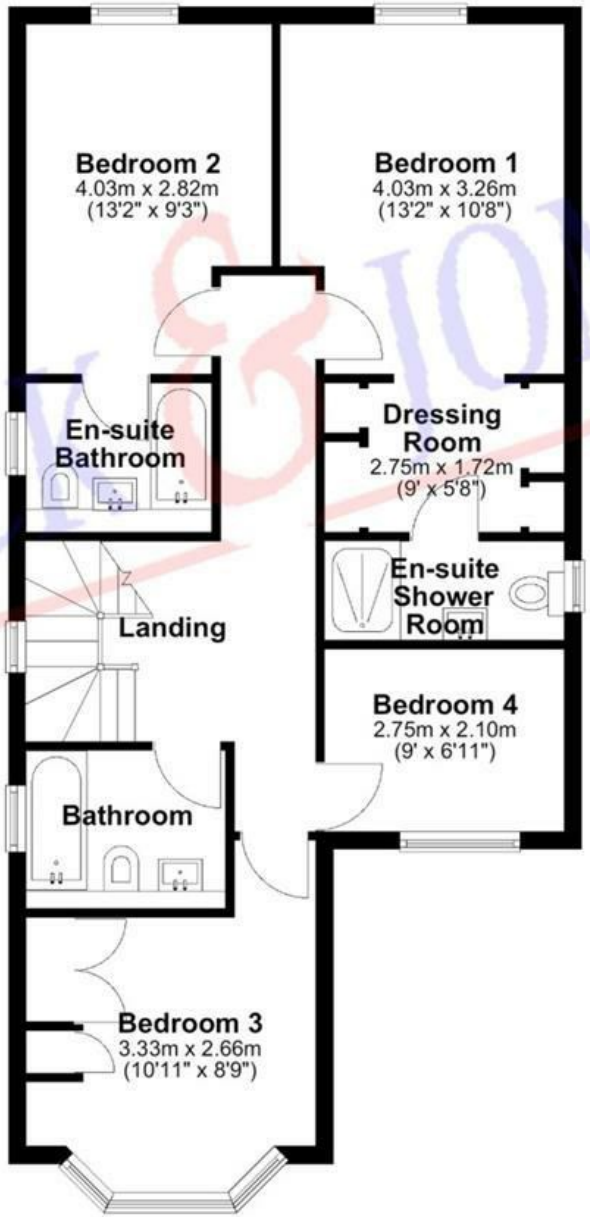
Ground Floor



First Floor



APPROX INTERNAL FLOOR AREA
MAIN HOUSE 161 SQ M 1739 SQ FT
GARDEN ROOM 9 SQ M 107 SQ FT
TOTAL 170 SQ M 1846 SQ FT

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

efficient property marketing

Accommodation comprises:

Entrance Hall

Reception Room
13'5 x 10'11

Office
9'8 x 6'8

Cloakroom
6'7 x 3'3

Utility Room
4'9 x 3'10

Lounge/Dining Room
23'3 x 11'6

Kitchen
21'7 x 13'1

First Floor Landing

Bedroom One
13'6 x 11'1 max

Dressing Room
9'8 x 5'7

Ensuite Shower Room
8'5 x 3'3

Bedroom Two
13'1 x 9'6 max

Ensuite Bathroom
6'11 x 5'7

Bedroom Three
11' x 10'10

Bedroom Four
9'8 x 6'11

Family Bathroom
7'3 x 6'4

Externally

Garden Room
10'6 x 10'4

MEACOCK & JONES

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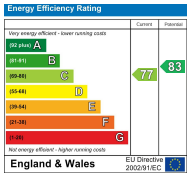
Council Tax Band: F

Local Authority: Brentwood Borough Council



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