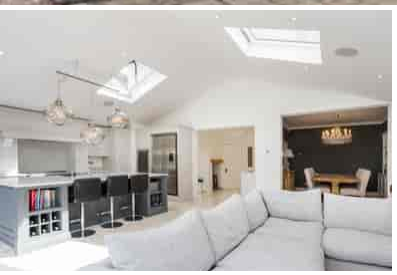
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COURT & CO











Priests Lane, Shenfield, Brentwood, Essex, CM15 8HN

£1,150,000

A beautifully extended four bedroom semi detached home, featuring a stunning open plan kitchen, dining and living space that flows seamlessly onto the rear garden. The heart of the home is the impressive Tom Howley shaker style kitchen, complete with premium appliances, a central island and quartz worktops. Conveniently positioned within walking distance of Shenfield's mainline railway station and the shopping Broadway, the property also offers a separate reception room, ground-floor shower room and a useful utility. Tastefully decorated throughout, this is an ideal family home that combines style, comfort and excellent space for hosting.

- TASTEFULLY APPOINTED FAMILY HOME
- STUNNING TOM HOWLEY KITCHEN THOUGHTFULLY DESIGNED AND BEAUTIFULLY FINISHED
- OFF STREET PARKING AND GARAGE
- CENTRALLY LOCATED CLOSE TO RAILWAY STATION AND LOCAL SERVICES
- FIRST FLOOR BATHROOM AND GROUND FLOOR SHOWER ROOM

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The Property Ombudsman

Ground Floor

Entrance

A wood panelled entrance door opens onto;

Entrance Hallway

Tiled flooring runs throughout and a staircase rises to the first floor landing.

Living Room

3.77m x 3.61m (12' 4" x 11' 10") A walk in bay window faces the front aspect with a radiator and decorative cover set beneath. The central feature of the room is a feature fireplace and there is coved cornice to the ceiling.



Open Plan Kitchen/Dining/Living Area

Situated at the rear of property with views over the garden is this incredibly spacious open plan room ideal for entertaining family and friends.



Kitchen/Living Area

8.04m x 5.75m (26' 5" x 18' 10") The kitchen itself is fitted in a beautiful Tom Howley kitchen with shaker style units to both base and eye levels as well as a central island which has a stunning large bespoke light fitting above. There are premium appliances which include a Fisher & Paykel fridge/freezer, a Stoves range cooker, a large wine cooler and an integrated dishwasher. There are granite work surfaces and an inset sink unit with carved drainer. The room itself has a vaulted ceiling with a glazed gable and across the rear wall is a set of bi folding doors which fill the space with natural light.



Dining Area

Dining Area 3.91m x 3.45m (12' 10" x 11' 4") Ample room for a large dining table. There is a continuation of the tiled flooring, coved cornice to the ceiling and a door leading back to the entrance hallway.



Utility Room

2.19m x 1.44m (7' 2" x 4' 9") Fitted in matching units to that of the kitchen there are granite work surfaces and space for a washing machine and tumble dryer.

Ground floor Shower Room

1.74m x 1.08m (5' 9" x 3' 7") A fully tiled wet room style shower room which has a close coupled WC, a wall mounted wash hand basin and a walk in shower enclosure which has a fixed glazed screen and an overhead rainfall style shower.

First Floor

Landing

Split staircase.

Bedroom One

4.37m x 4.73m (14' 4" x 15' 6") Situated at the front of the house with a double glazed window overlooking the front aspect which has a radiator set beneath. Extensive range of fitted wardrobes and cornice to the ceiling.



Bedroom Two

3.94m x 3.33m (12' 11" x 10' 11") Overlooking the rear garden there is a double glazed window with radiator set beneath and fitted shutters. There are fitted wardrobes with cupboards above.



Bedroom Three



4.58m x 2.36m (15' 0" x 7' 9") Fitted window seat with cupboards beneath, and double glazed window to the front elevation with fitted shutters.

Bedroom Four

4.68m x 177m (15' 4" x 580' 9") Double glazed windows facing the side and rear aspects. Recessed spot lighting and coved cornice to the ceiling.



Family Bathroom



2.58m x 2.08m (8' 6" x 6' 10") The bathroom is beautifully fitted with a large freestanding bath with wall mounted taps. There is also a walk in shower enclosure that has a glazed screen and overhead rainfall shower, a close coupled WC and a counter top wash hand basin. The walls and floors are fully tiled, there is a chrome heated towel rail, a double glazed window to the rear and recessed spot lighting.

Exterior

Rear Garden





A paved terrace stretches the width of the property providing space for outdoor dining, with an outdoor BBQ area which has been constructed in brick. Steps lead down to the remainder of the garden which is primarily laid to lawn with shrub borders. There is side access to the front garden.

Front Garden

A block paved driveway providing parking for multiple vehicles and a path that leads to the integral garage.

PROPERTY MISDESCRIPTIONS ACT 1991

The Agents not tested any apparatus, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Adviser. Refernces to the Tenure of the property are based on information supplied by the Vendor. The agent has not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.