



MEACOCK & JONES

4 Bedrooms

House - Semi-Detached

Located in Shenfield

**Offers Over
£875,000**



enquiries@meacockjones.co.uk

www.meacockjones.co.uk

01277 218485

19 Abbots Close Shenfield

Brentwood | Essex | CM15 8LT



Situated within a quiet and highly regarded cul-de-sac, just moments from the centre of Shenfield, this outstanding 1,794 square foot four bedroom semi-detached residence represents an excellent opportunity to acquire a home of exceptional style and practicality. Having been previously thoughtfully and extensively remodelled, the property now offers beautifully balanced accommodation, perfectly tailored for modern family living.

Set within the desirable St. Mary's school catchment and within easy reach of Shenfield mainline railway station (0.6 miles), this property combines convenience and superb attention to detail throughout.



19 Abbots Close

Offers Invited Over £875,000 Freehold

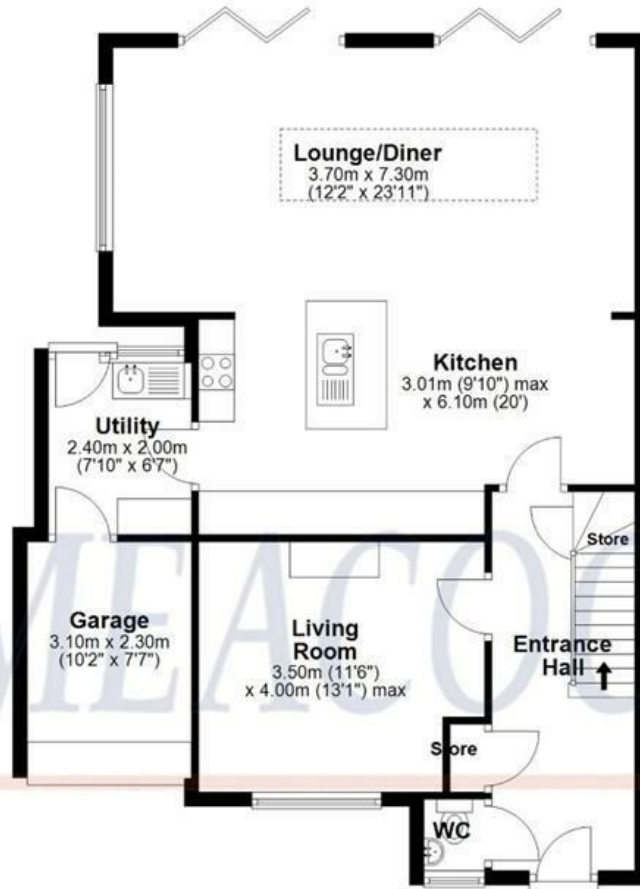
- Beautifully presented 1,794 square foot four bedroom semi-detached home
- Within St. Mary's school catchment area
- Magnificent open-plan kitchen/dining/family room with bi-fold doors
- Separate utility room and ground floor cloakroom
- Landscaped westerly facing rear garden with garden room
- Quiet cul-de-sac position in central Shenfield
- Approximately 0.6 miles to Shenfield Station
- High specification kitchen with quartz worktops and integrated appliances
- Luxurious principal suite with dressing room and en-suite
- Driveway parking and garage/store







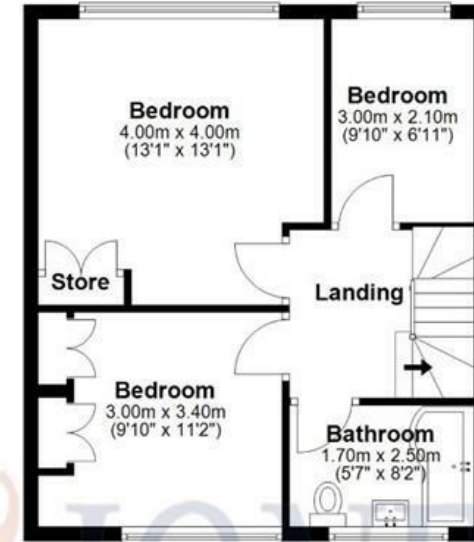
Ground Floor



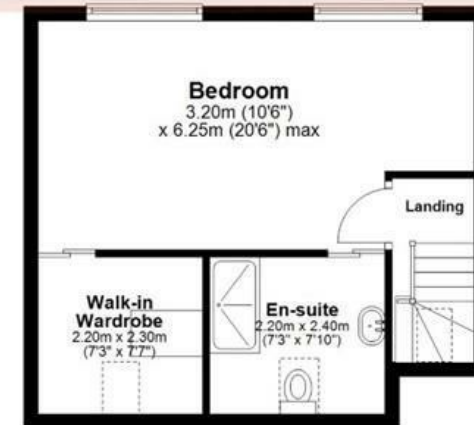
Outbuilding



First Floor



Second Floor



Total area: approx. 166.7 sq. metres (1793.9 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.

Plan produced using PlanUp.

Abbots Close

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106 Hutton Road
Shenfield
Essex
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Council Tax Band: G

Local Authority: Brentwood Borough Council

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | A | | |
| 92-91 | B | | |
| 81-61 | C | | |
| 55-41 | D | | |
| 35-41 | E | | |
| 21-31 | F | | |
| 1-10 | G | | |
| No energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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.

