



**MEACOCK & JONES**

3 Bedrooms

House - Semi-Detached

Located in Shenfield

**Guide Price**  
**£650,000 - £700,000**



[enquiries@meacockjones.co.uk](mailto:enquiries@meacockjones.co.uk)

[www.meacockjones.co.uk](http://www.meacockjones.co.uk)

01277 218485



# 10 Abbots Close Shenfield

Brentwood | Essex | CM15 8LT



**\*\*Guide Price £650,000 - £700,000 \*\***A fantastic opportunity has arisen to acquire this beautiful three bedroom semi detached family home, set in a small cul-de-sac within an easy walk of Shenfield. The property has many fine features both inside and out and is stylishly presented to a very high standard. The accommodation is accessed via the spacious entrance hallway, which has attractive solid wood parquet flooring and stairs rising up to the first floor. The living room is set to the front of the house and is a warm, inviting space with a continuation of the parquet flooring and a feature open fireplace. To the rear of the house is the fabulous open plan kitchen/dining/family room with french doors leading out to the garden, a good range of blue effect modern shaker style units, some integrated appliances and open to the dining room, with an additional set of french doors leading outside. Heading upstairs there are three good sized bedrooms, and a traditional style family bathroom with a walk in shower cubicle and separate free standing bath.

To the front of the property there is a block paved driveway with a grassed area to the side and attractive laurel hedging screening the property from the neighbours. To the side there are solid wooden gates leading to the rear garden. The garage has been converted to a store room with the back half being converted to a useful utility room. The secluded rear garden has been nicely laid out and is south east facing with a large paved patio leading out from the living space across the back, raised railway sleepers, an additional block paved area for seating and the remainder is mostly laid to lawn.

Shenfield's busy high street, with its great options for shopping and socialising, and the railway station, with its fast service into London, is set within just half a mile. St. Mary's School Catchment.

There is an expired planning permission (ref 18/00317/FUL) for a single-storey side extension and a single front porch extension.





# 10 Abbots Close

Guide Price £650,000 - £700,000 Freehold

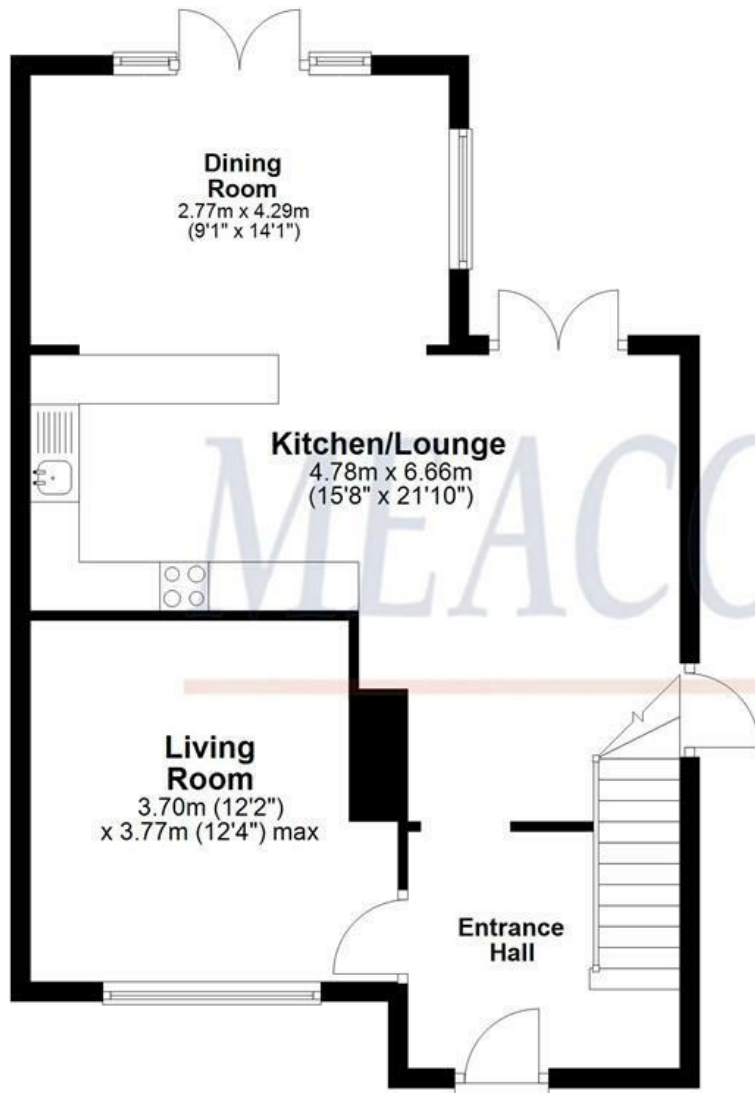
- BEAUTIFULLY PRESENTED THROUGHOUT
- FABULOUS KITCHEN/DINING/LIVING AREA
- SECLUDED SOUTH EAST FACING GARDEN
- 0.5 MILE TO SHENFIELD STATION
- ST MARY'S SCHOOL CATCHMENT AREA
- THREE BEDROOMS
- SEPARATE LOUNGE
- CUL-DE-SAC LOCATION
- EXCELLENT SCHOOLS NEARBY







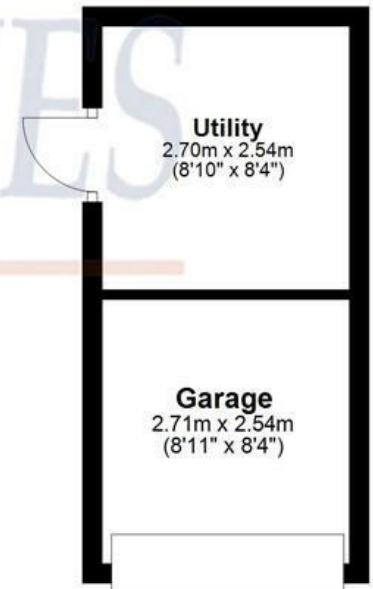
## Ground Floor



## First Floor



## Outbuilding



Total area: approx. 116.8 sq. metres (1257.1 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.

**Abbotts Close**

**Accommodation comprises:**

**Entrance Hallway**

**Living Room**

12'2 x 12'4

**Kitchen/Lounge**

15'8 x 21'10

**Dining Room**

14'1 x 9'1

**First Floor Landing**

**Bedroom One**

14'1 x 10'5

**Bedroom Two**

12'4 x 10'4

**Bedroom Three**

9'2 x 8'3

**Family Bathroom**

10'5 x 7'5

**Externally**

**Utility Room**

8'10 x 8'4

**Garage**

8'11 x 8'4

**MEACOCK & JONES**

106 Hutton Road

Shenfield

Essex

CM15 8NB

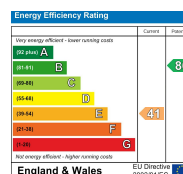
01277 218485

enquiries@meacockjones.co.uk

[www.meacockjones.co.uk](http://www.meacockjones.co.uk)

**Council Tax Band: E**

**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.

