



**MEACOCK & JONES**

4 Bedrooms

House - Detached

Located in Shenfield

**Guide Price**  
**£1,150,000-£1,200,000**



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01277 218485



# 15 Holmwood Avenue Shenfield

Brentwood | Essex | CM15 8QS



\*\*\* Initial Offers Invited iro £1,150,000 - £1,200,000 \*\*\* Set in a most attractive turning within the popular Shenfield Park area, we are delighted to be offering this four bedroom detached family home, three bedrooms having access to an ensuite, within just 0.5 miles of Shenfield's busy high street, and the railway station offering a fast service into London, and beyond with the Elizabeth Line.

The accommodation commences with a large hallway with stairs rising to first floor and access to the spacious lounge/diner, set to the front of the house, with a square bay window allowing natural light to flow in and a feature fireplace. The living room is set to the rear enjoying views overlooking the garden, with bifold doors leading outside. The kitchen/breakfast room is a fantastic space allowing many options for family meals and entertaining, the kitchen area being well fitted with a good range of grey storage units at base and eye level, with complementing Corian work surfaces, some integrated Siemens appliances, and a door giving access to the cloakroom.

Heading upstairs there is a family bathroom and four bedrooms, the main bedroom being a lovely room with dressing area, fitted wardrobes, juliet balcony offering views over the garden, and an ensuite shower room. Bedrooms two and three share a jack and jill ensuite shower room, whilst bedroom four is a single room, ideal for use as a study or nursery.

Externally the south west facing rear garden is very secluded and measures approximately 125' in depth, commencing with a patio area which has a fitted sunblind allowing for shade from the sun when relaxing on garden furniture. The remainder is mostly laid to lawn with mature trees and shrubs.

To the front of the property the large block paved driveway provides off street parking for a number of vehicles and leads to the integral garage.

The area has many excellent schools to choose from including the highly sought after St Marys Primary School.





# 15 Holmwood Avenue

Guide Price £1,150,000-£1,200,000 Freehold

- DETACHED FAMILY HOME
- THREE BATHROOMS
- SPACIOUS KITCHEN/BREAKFAST ROOM
- 0.5 MILES TO SHENFIELD STATION
- POTENTIAL TO EXTEND AT THE REAR (STP)
- FOUR GOOD SIZED BEDROOMS
- TWO RECEPTION ROOMS
- SECLUDED 125' SOUTH WEST FACING GARDEN
- EXCELLENT SCHOOLS NEARBY
- PRIME LOCATION









## Ground Floor



## First Floor



Total area: approx. 188.3 sq. metres (2026.7 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.

Holmwood Avenue

### Accommodation comprises:

Entrance Hallway

Cloakroom

Lounge/Diner

Living Room

Breakfast Room

Kitchen

First Floor Landing

Bedroom One

Ensuite Shower Room

Bedroom Two

Jack and Jill Shower Room

Bedroom Three

Bedroom Four

Family Bathroom

### Externally

Garage

# MEACOCK & JONES

106 Hutton Road

Shenfield

Essex

CM15 8NB

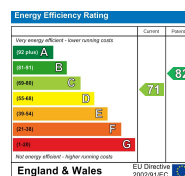
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**Council Tax Band: F**

**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.

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