



MEACOCK & JONES

3 Bedrooms

House - Detached

Located in
Shenfield

Guide Price
£900,000 - £950,000



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17 Friars Avenue Shenfield

Brentwood | | CM15 8HY



****Initial offers invited in the region of £900,000 - £950,000**** This detached family home is situated in a prime position within the heart of Shenfield, on a highly sought-after road just 0.2 miles from Shenfield High Street and mainline station. Offering excellent transport links into London via the Elizabeth Line and fast rail services.

The accommodation is entered via a spacious hallway with slate flooring and underfloor heating, stairs rising to the first floor, and access to the cloakroom and the large, bright sitting room which is set to the front. Across the back is the excellent kitchen/family/dining room, with attractive porcelain tiling to the floor, a fantastic and highly impressive space, perfect for entertaining. Two Velux windows and french doors offers views over the pretty garden. There is a central island unit, along with plenty of cupboard space at low and eye level, with attractive contrasting quartz work tops, and some integrated appliances, plus space for an American style fridge/freezer.

Heading upstairs, the part galleried landing gives access to the bedrooms, bedroom one enjoying views over the garden, with the added benefit of floor to ceiling height wardrobes, whilst bedrooms two and three are of good size and are set to the front. The four piece family bathroom completes the internal accommodation and is fully tiled with a free standing bath and separate shower cubicle.

Externally to the front, laurel hedging provides good screening and the block paved driveway offers parking for four to five cars, and leads to the double length garage. To the rear the south east facing garden commences with a large patio area, leading to the remainder which is of good size, and mostly laid to lawn with mature trees and shrubs.



17 Friars Avenue, Shenfield, Brentwood

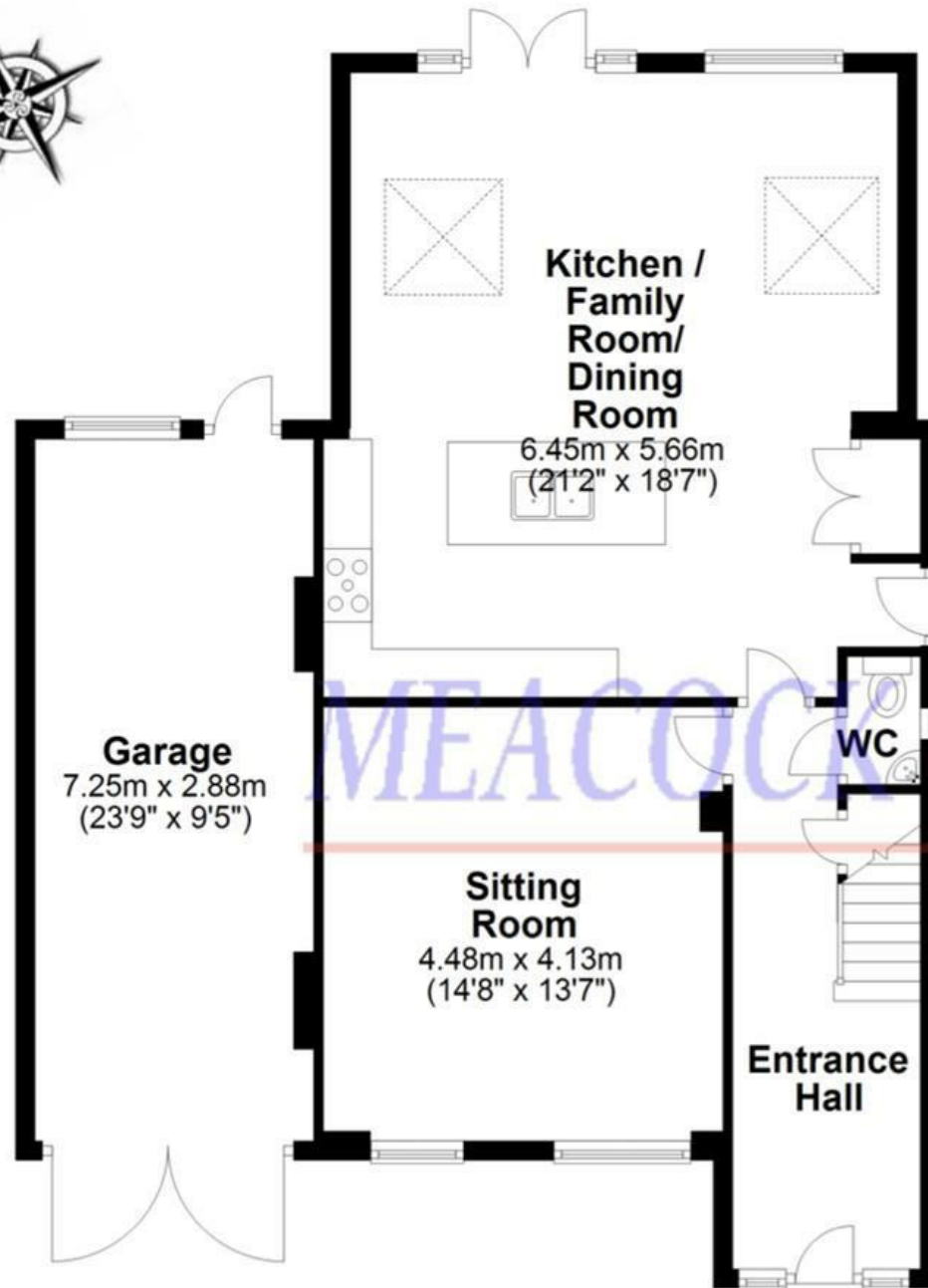
Guide Price £900,000 - £950,000 FREEHOLD

- DETACHED FAMILY HOME
- THREE BEDROOMS
- PARKING FOR FOUR/FIVE CARS
- ST MARYS SCHOOL CATCHMENT
- EXCELLENT POTENTIAL TO ENLARGE, SUBJECT TO THE USUAL PLANNING CONSENTS
- PRIME LOCATION
- SUPERB KITCHEN/FAMILY/DINING ROOM
- DOUBLE LENGTH GARAGE
- 0.2 MILES FROM SHENFIELD STATION AND BROADWAY





Ground Floor



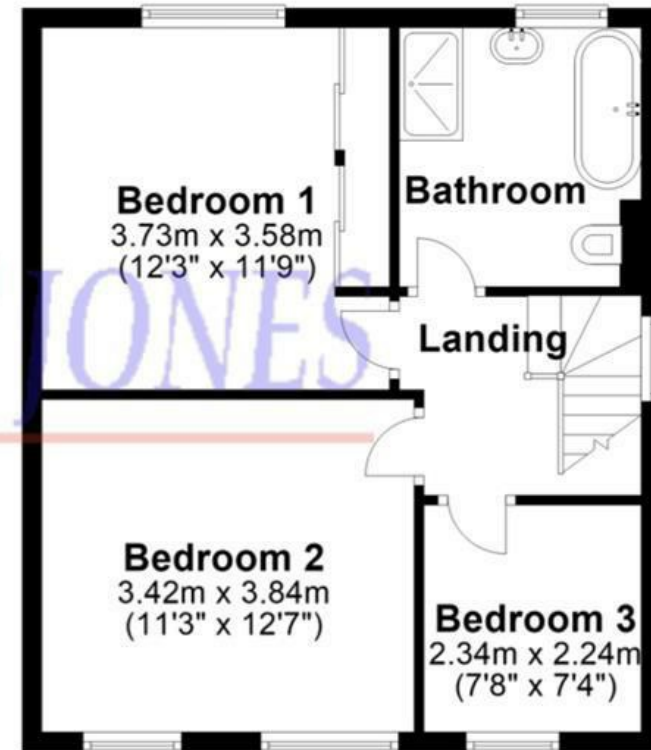
Approximate Internal Floor Area
Main House 114 SQ M 1221 SQ FT
Garage 21 SQ M 233 SQ FT
Total 135 SQ M 1454 SQ FT

This floor plan is for guidance to layout only and is
NOT TO SCALE.

Whilst every care is taken in the preparation of this plan, please
check all dimensions, shapes & compass bearings before
making any decisions reliant upon them.

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First Floor



Accommodation comprises:

Entrance Hallway

Cloakroom

Sitting Room

14'8 x 13'7

Kitchen/Family/Dining Room

21'2 x 18'7

First Floor Landing

Bedroom One

12'3 x 11'9

Bedroom Two

12'7 x 11'3

Bedroom Three

7'8 x 7'4

Family Bathroom

Externally

Double Length Garage

23'9 x 9'5

Council Tax Band: F

Local Authority: Brentwood Borough Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
201-214	B		
155-200	C		
120-154	D		
93-119	E		
82-92	F		
35-81	G		
Not 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.

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