



**MEACOCK & JONES**

4 Bedrooms

House - Semi-  
Detached

Located in Shenfield

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



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01277 218485

# 7 Friars Avenue Shenfield

Brentwood | Essex | CM15 8HY



\*\*\* Guide Price £900,000 - £950,000 \*\*\* Offered for sale with no onward chain and set in a prime location in the heart of Shenfield, Meacock and Jones are delighted to be offering for sale this characterful property set over three floors.

The accommodation commences with a spacious hallway giving access to the first floor, downstairs cloakroom and the good sized lounge, with bay window to front and feature wood mantel fireplace with cast iron insert and slate hearth. There is a separate dining room, also with feature open fireplace, which opens to the superb kitchen/breakfast room. Across the back there are bifolding doors which lead out to a fantastic garden, and Velux windows allowing even more natural light to flood in. The fully tiled kitchen has a large central island and is fitted with attractive Shaker style units, with contrasting granite worktops and some integrated appliances, including a Range cooker. There is a useful utility room with storage units and space for additional appliances should they be required.

Heading upstairs the galleried landing gives access to bedroom one, with an attractive bay window to the front and floor to ceiling height wardrobes to one wall, bedroom three, also with floor to ceiling height wardrobes. Bedroom four overlooks the garden, and the four piece family bathroom completes the accommodation to this floor. Stairs rise up to the top level where the good sized bedroom two has its own ensuite shower room.

Externally the south east facing garden has electric shutters and a heater to the lovely terrace with steps leading to the remainder which is beautifully landscaped. To the front there is parking on the block paved driveway for three to four cars and a garage with an electric up and over door. The property is set within a stones throw of Shenfield railway station, which offers the useful Elizabeth Line, along with a fast and frequent service into London. St Marys primary school is highly rated and is within a short walk.



# 7 Friars Avenue

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

- FOUR DOUBLE BEDROOMS
- SUPERB KITCHEN/BREAKFAST/FAMILY ROOM
- BEAUTIFUL LANDSCAPED GARDEN
- STONES THROW TO SHENFIELD STATION
- PRIME CENTRAL SHENFIELD LOCATION
- TWO BATHROOMS
- GARAGE & OFF STREET PARKING
- NO ONWARD CHAIN







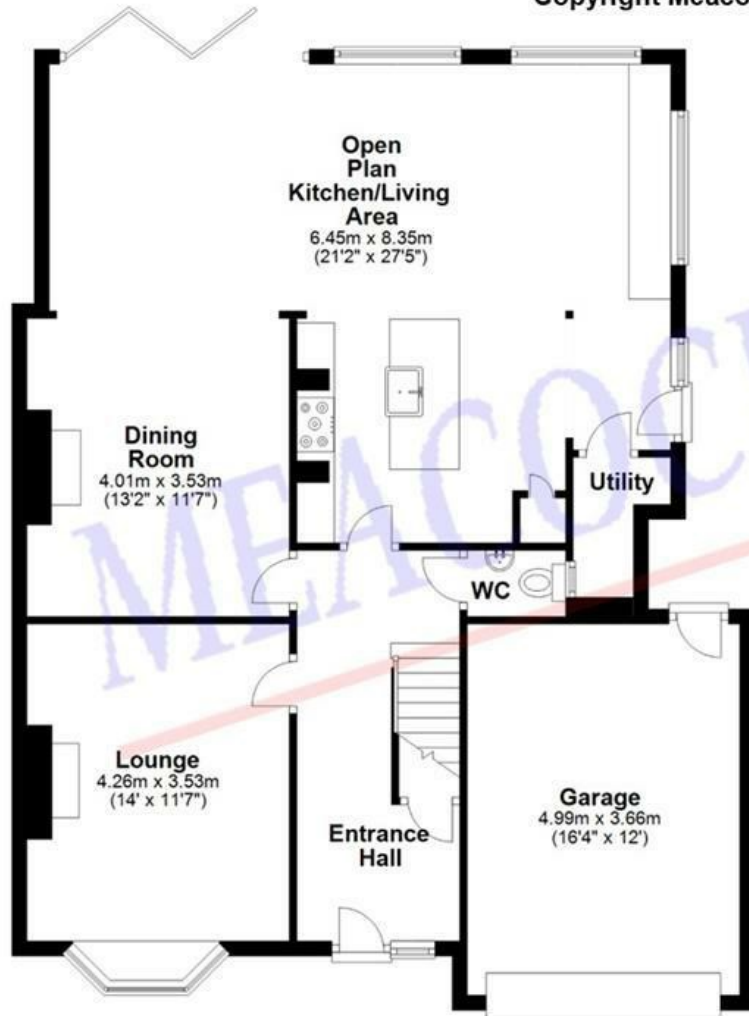
APPROX INTERNAL FLOOR AREA  
MAIN HOUSE 166 SQ M 1785 SQ FT  
GARAGE 19 SQ M 203 SQ FT  
TOTAL 185 SQ M 1988 SQ FT

**MEACOCK & JONES**

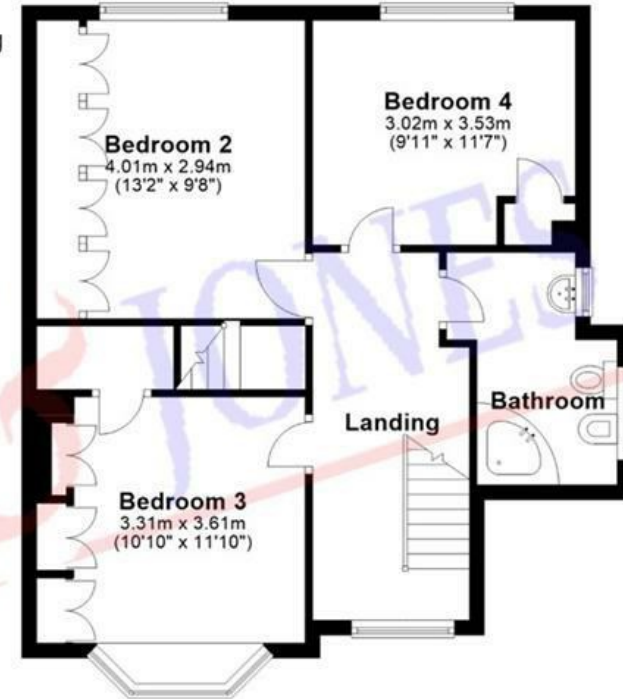
This plan is for layout guidance only and is  
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of this plan, please check all dimensions,  
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any decisions reliant upon them.  
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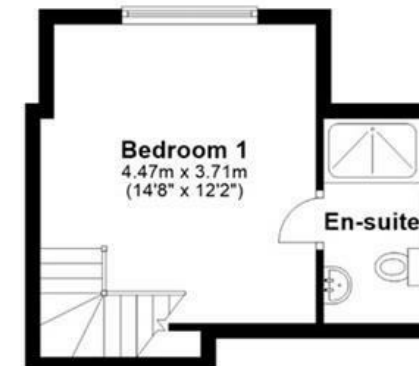
Ground Floor



First Floor



Second Floor



Created by

efficient  
property  
marketing

**Accommodation comprises:**

**Entrance Hallway**

**Cloakroom**

**Lounge**

**Dining Room**

**Open Plan Kitchen/Breakfast/Family Room**

**First Floor Landing**

**Bedroom One**

**Bedroom Three**

**Bedroom Four**

**Family Bathroom**

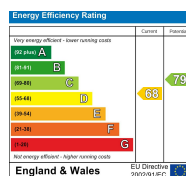
**Second Floor**

**Bedroom Two**

**Ensuite Shower Room**

**Council Tax Band: F**

**Local Authority: Brentwood Borough Council**



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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