



Priests Lane, Shenfield



# Priests Lane Shenfield

**Guide Price £1,360,000**

This is a rare opportunity to acquire a fine Edwardian home. This elegant, recently refurbished four-bedroom Edwardian residence has been well maintained. It is perfectly positioned for Shenfield Broadway and its mainline station with direct links to London. The property exudes character, retaining many original period features such as high ceilings, ornate cornicing, and feature fireplaces, whilst benefitting from sympathetic modern enhancements that make it an ideal family home. Upon entering, a spacious reception hall sets the tone, leading to a beautifully proportioned sitting room with a large original bay window that opens onto the gardens via French doors. The ground floor further provides a versatile study area, a cloakroom, and a charming family room. To the rear, the kitchen/breakfast room, fitted with integrated appliances, overlooks the landscaped garden and is complemented by a separate utility room. Upstairs, there are



four generous bedrooms, two of which are en suite, in addition to a well-appointed family bathroom. The rear garden extends to approximately 135ft (41.12m) maximum depth (STLS), designed as a mature cottage-style garden with established planting, lawn, and a dedicated area for growing vegetables complete with fruit trees, a shed, and a greenhouse. A particular feature is the detached red brick outbuilding, benefitting from full-height windows, LVT flooring with underfloor heating, a fitted kitchen area, and shower room with WC. The property combines timeless architecture with practical family living for a warm and appealing home. EPC D.

**Entrance Hall**

**Cloakroom**

**Study Area/Lobby** 6' 9" x 6' 5" (2.06m x 1.95m)

**Sitting Room** 15' 0" into bay window x 15' 0" (4.57m x 4.57m)

**Dining Room** 14' 1" x 12' 9" (4.29m x 3.88m) plus window recess.

**Family Room** 14' 0" x 10' 0" (4.26m x 3.05m)

**Kitchen/Breakfast Room** 18' 7" x 13' 0" (5.66m x 3.96m)

**Utility Room** 8' 3" x 5' 5" (2.51m x 1.65m)

**First Floor Landing**

**Bedroom One** 15' 0" x 12' 0" (4.57m x 3.65m)

**En-suite Bathroom**

**Bedroom Two** 14' 6" x 11' 9" (4.42m x 3.58m)

**En-suite Shower**

**Bedroom Three** 14' 2" x 12' 9" (4.31m x 3.88m)

**Bedroom Four** 14' 0" x 10' 0" (4.26m x 3.05m)

**Family Bathroom**

**Rear Garden** 135' (41.12m) maximum depth.



























Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	63	76
EU Directive 2002/91/EC		
England & Wales		
WWW.EPC4U.COM		

Council Tax Band

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