



BRICKFIELD COTTAGES, PRIESTS LANE, SHENFIELD

OFFERS OVER – £500,000

- NO ONWARD CHAIN
- BUILT IN 1898, A 2 BEDROOM END OF TERRACE COTTAGE ON PRIVATE ROAD
- LIVING ROOM DINER WITH FEATURE FIREPLACE
- KITCHEN BREAKFAST ROOM
- DOWNSTAIRS CLOAKROOM
- BUILT-IN STORAGE TO BEDROOM 2
- THREE PIECE FAMILY BATHROOM
- OFF-STREET PARKING FOR ONE VEHICLE
- BEAUTIFUL COTTAGE GARDEN WITH PATIO, STORAGE SHED & BARBEQUE AREA
- SHORT WALK FROM SHENFIELD TRAIN STATION

We are pleased to offer, with no onward chain, this two bedroom end-of-terrace property located within a private road off Priests Lane, Shenfield. Built in 1898, the ground floor accommodation of the cottage offers a living & dining room with feature fireplace, a kitchen breakfast room and a downstairs cloakroom. The top floor consists of two bedrooms, with the second bedroom enjoying built-in storage, and a three piece family bathroom. There is also a loft room with a drop-down ladder & storage cupboards. Externally, the front of the property is approached via a block-paved driveway, supplying off-street parking for one vehicle. There is a beautiful cottage garden to rear which enjoys well-stocked flower beds, patio, storage shed and a barbeque area.





With timber door opening into;

Entrance Hall

With ceiling lighting, wall mounted radiator, fitted carpet, doors to rooms.

Cloakroom

Comprising a close coupled WC, wall mounted wash hand basin with twin tap, half tiled surround, feature wallpaper, ceiling lighting, tiled flooring.

Kitchen Breakfast Room

Comprising an array of eye and base level cupboards and drawers with complementary granite worksurfaces, tiled splashback, 2 1/2 bowl stainless steel sink unit with mixer tap, windows to side and further window overlooking rear garden, recess power and plumbing for washing machine, fridge and freezer, free-standing stainless steel SMEG dual fuel oven with 5-ring gas hob, ceiling lighting, extractor fan, wall mounted Vaillant boiler, wall mounted radiator, tiled flooring.

Living Room Diner 20'6" x 11'0"

Large sash window to front, ceiling lighting, feature fireplace, TV and power points, wall mounted radiators, further window to side, stairs leading up to;

First Floor Landing

With window to side, access to loft, fitted carpet, power points, doors to rooms.

Bedroom 1 – 12'4" x 11'0"

Window to front, ceiling lighting, wall mounted radiator, TV and power points, fitted carpet.

Bedroom 2 – 13'8" x 5'7" max

With window overlooking rear garden, eaves storage, further built-in wardrobe, wall mounted radiator, ceiling lighting, fitted carpet.

Family Bathroom

Comprising a three piece suite of panel enclosed bath with twin tap, integrated shower over, close coupled WC, solid oak vanity mounted wash hand basin with twin tap and storage beneath, full tiled surround with a large inserted vanity mirror, ceiling lighting, extractor fan, obscure window to rear, Victorian style Myson roll-topped radiator with heated towel rail incorporated, electric shaving point, tiled flooring.

Loft Room 8'2" x 7'4"

With window to side, ceiling lighting, drop-down ladder, fitted carpet, storage cupboards and water tank.

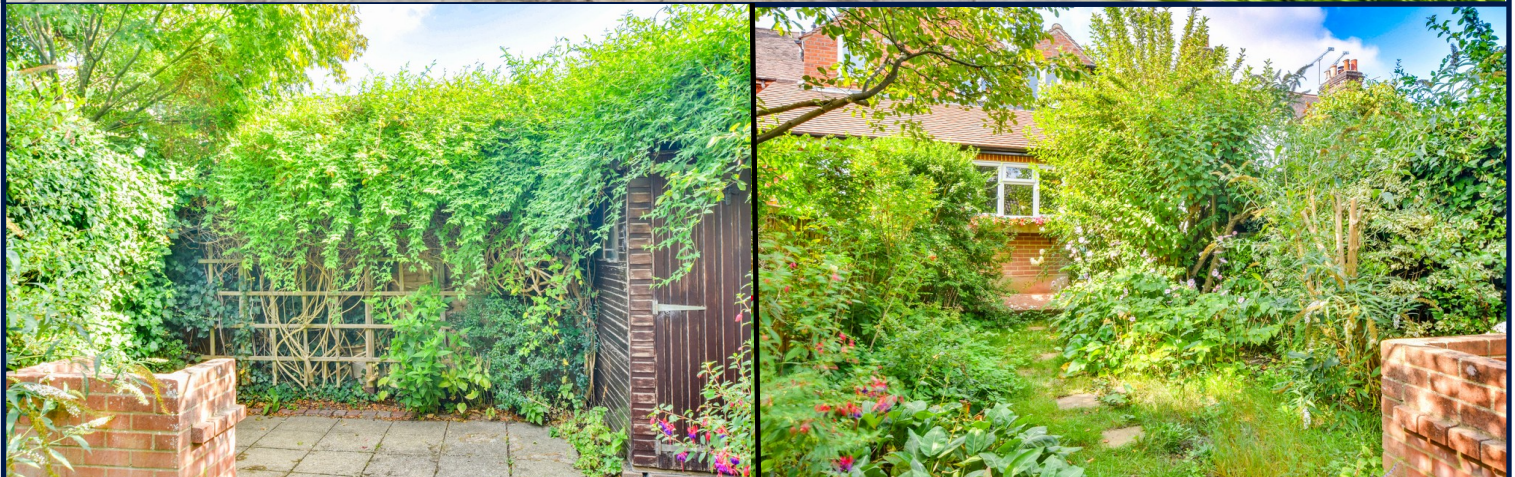
OUTSIDE

The Front

The front of the property is approached via a stone block driveway with mature and well-stocked shrub and herbaceous flower beds, pathway to side leading to front door and further supplying access to;

Rear Garden

A beautiful cottage garden with over three areas including well-stocked flower beds, patio, storage shed, barbeque area, all retained by close boarded fencing.

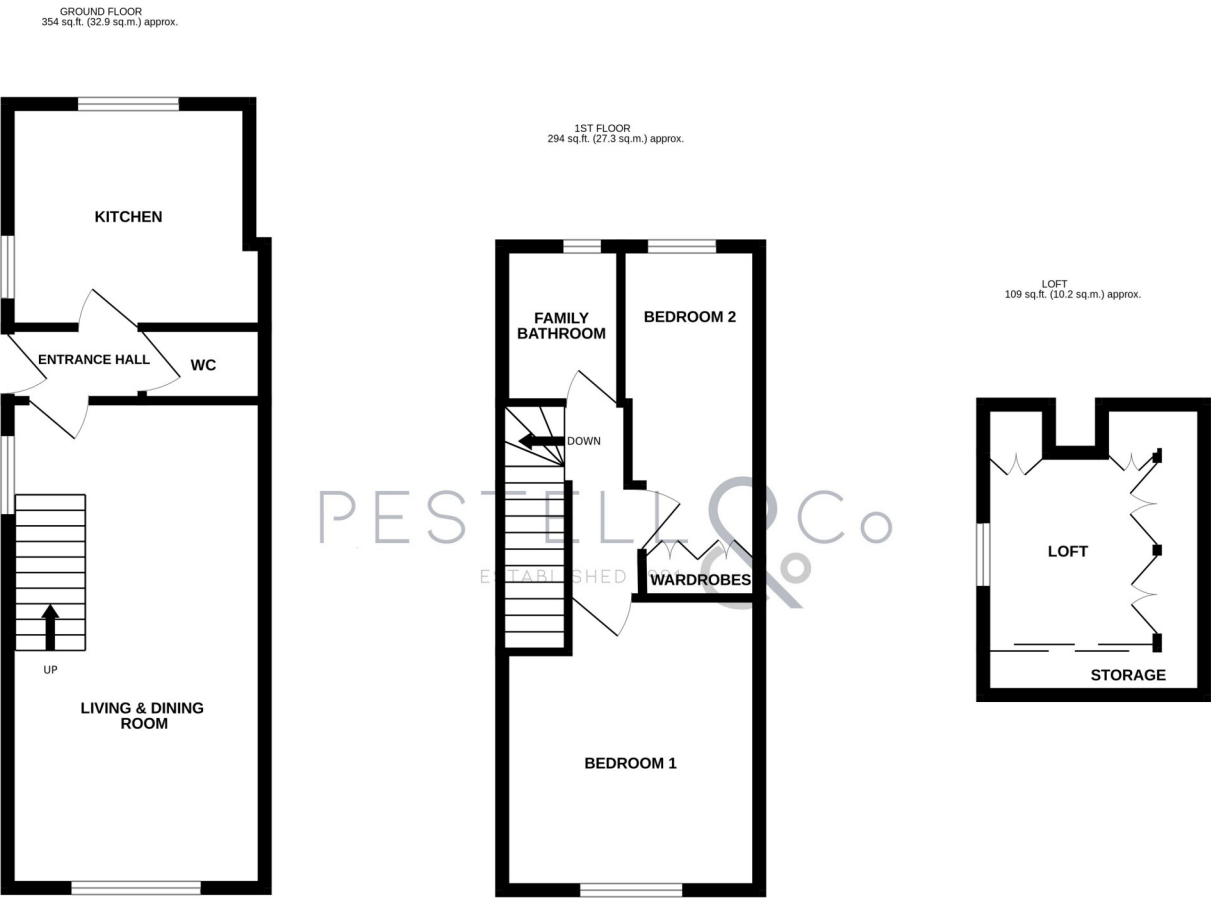


DETAILS

EPC

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 80 C |
| 55-68 | D | | |
| 39-54 | E | 54 E | |
| 21-38 | F | | |
| 1-20 | G | | |

FLOOR PLAN



TOTAL FLOOR AREA : 758 sq.ft. (70.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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GENERAL REMARKS & STIPULATIONS

Brickfield Cottages, Priests Lane is located in the heart of Old Shenfield which offers the Shenfield mainline railway station and Elizabeth Line within a walking distance of approximately 0.6 miles supplying a route into Liverpool Street Station in 23 minutes. Nearby the areas of Shenfield, Brentwood and Hutton offer a range of junior and secondary schools with both private (notably The Brentwood School) and state options. These areas also offer a variety of shopping and restaurant opportunities. The nearby M25/A12 offers vehicular travel to London, Chelmsford and Colchester beyond.

DIRECTIONS



FULL PROPERTY ADDRESS

5 Brickfield Cottages, Priests Lane, Shenfield,
Brentwood, CM15 8HP

COUNCIL TAX BAND

Band D

SERVICES

Gas fired central heating, mains drainage and
water

LOCAL AUTHORITY

Brentwood Borough Council, Town Hall, Ingrave
Road, Brentwood, CM15 8AY

AGENTS NOTE: We believe the information provided in this brochure is accurate as of the date 03/06/2025. The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

PESTELL & Co

ESTABLISHED 1991

ESTABLISHING OURSELVES AS LEADING LOCAL AGENTS FOR OVER 34 YEARS!



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Would you like a free home valuation?

Want to change agent and get your property sold?

Do you have a property that you would like to rent but uncertain how to go about it?

Interested in land acquisition?

Do you have a commercial property to sell or let?

Are you a developer looking for an agent to market or value your site?