



ARTIST'S IMPRESSION



AEDIS  
H O M E S

# OAK HOUSE

Shenfield

An exciting new development in the heart of Shenfield comprising just four 1 bedroom apartments and one 2 bedroom penthouse.

[www.aedishomes.co.uk](http://www.aedishomes.co.uk)





# WELCOME TO OAK HOUSE

Shenfield is an affluent commuter suburb which is ideally located and is popular with families for its excellent schools, restaurants, high street shops, local societies and sports clubs including the Brentwood Centre on the western fringes of town.

Shenfield is a long-time favourite with City workers, who can be at Liverpool Street in 25 minutes.

With Crossrail due to open in December 2019 at peak times, Shenfield station will be served by 12 Elizabeth trains an hour in each direction.

Bond Street station will then be just 48 minutes away from Shenfield, the last stop at the eastern end of the Elizabeth line.

As well as running fast trains to the very heart of London, the link will also whisk passengers to Paddington mainline station in 51 minutes and Heathrow airport in 82 minutes.

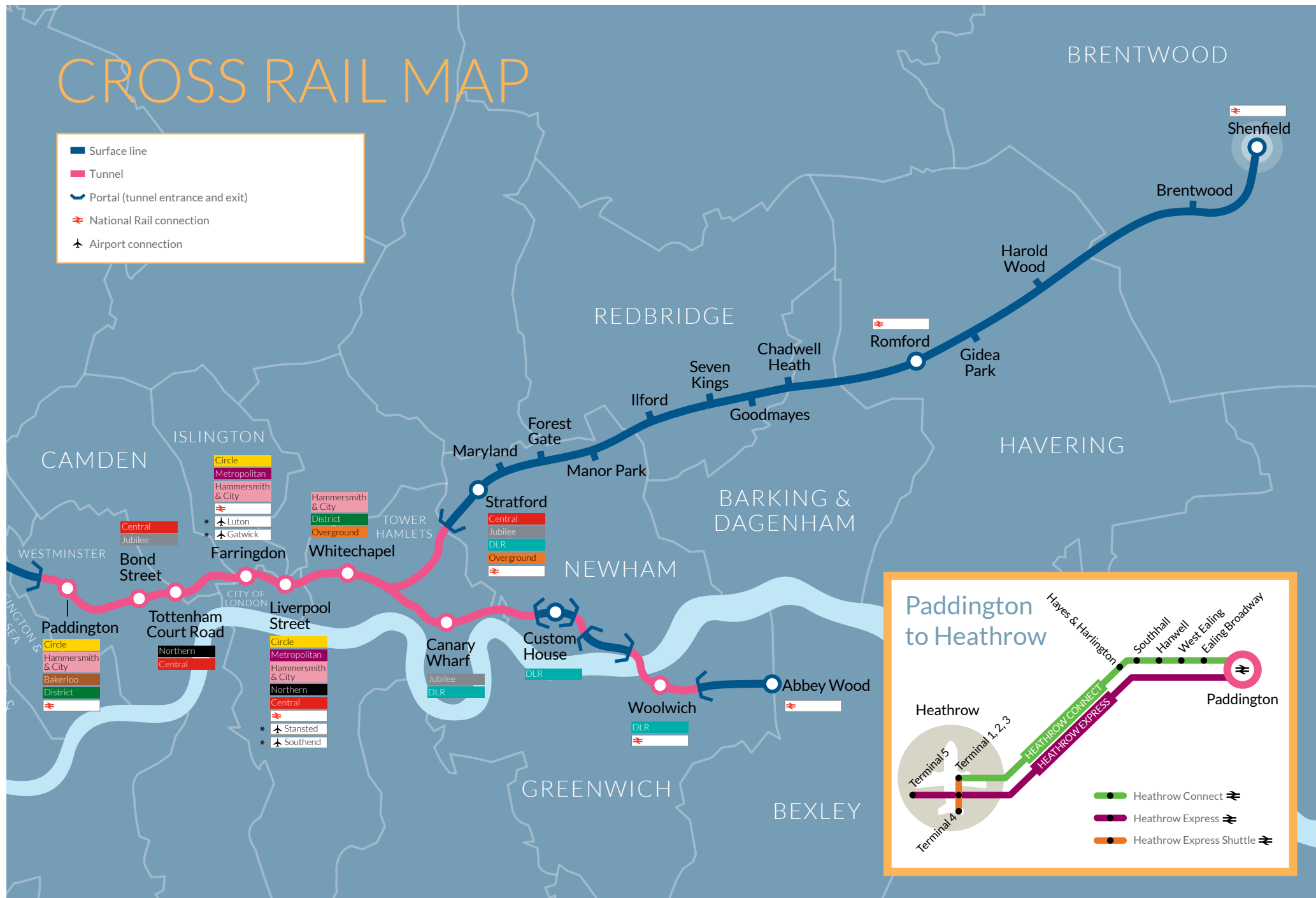
Crossrail is attracting investment into Shenfield town centre, where there are plans to transform areas outside the station with a new piazza, landscaping and a new taxi rank.

Shenfield is just a few minutes' drive from the larger town of Brentwood and has easy access to the A12 and M25.

Shenfield is well placed for the M25, A12 and M11. The fast train service to Liverpool Street takes 25 minutes, or it's a 45 minute journey on trains that stop via all stations.



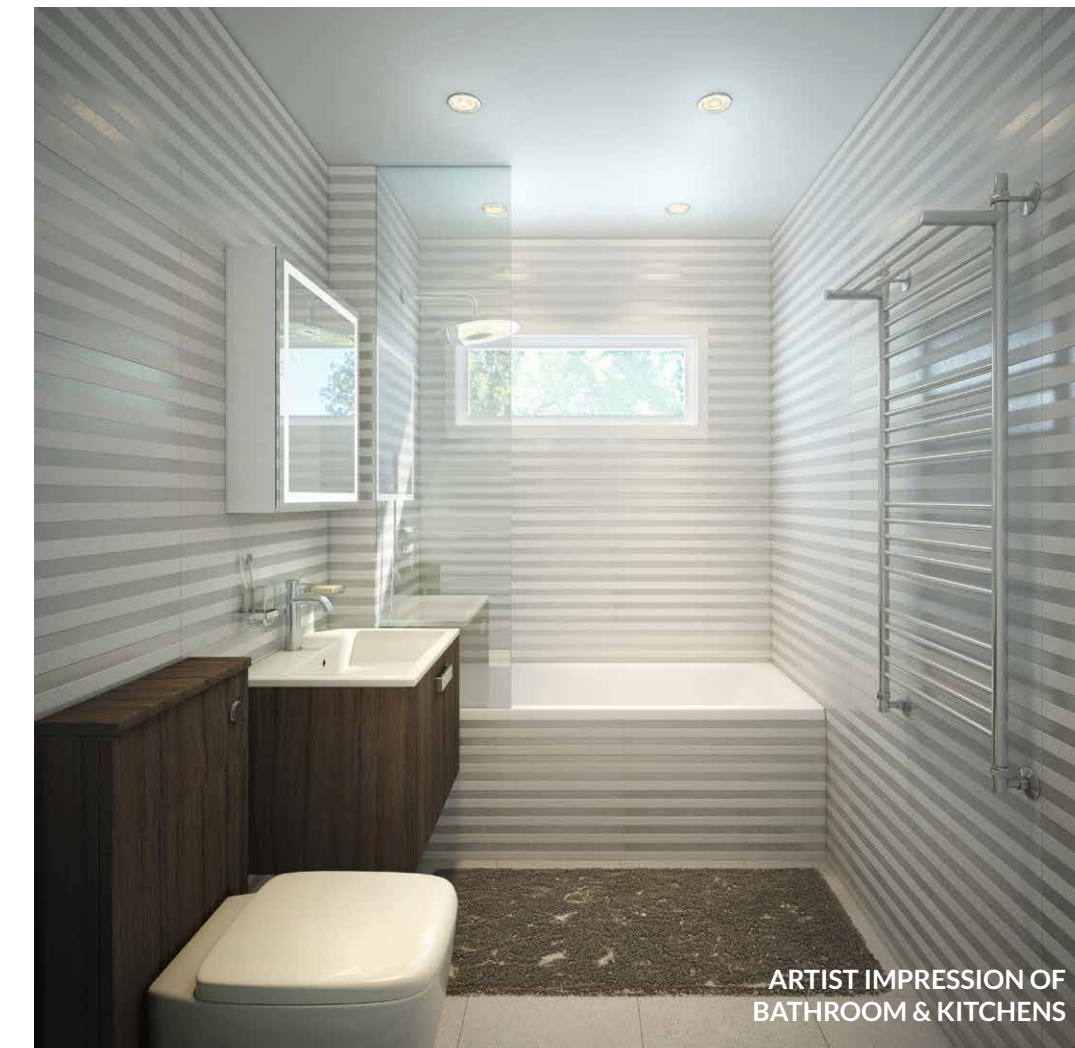


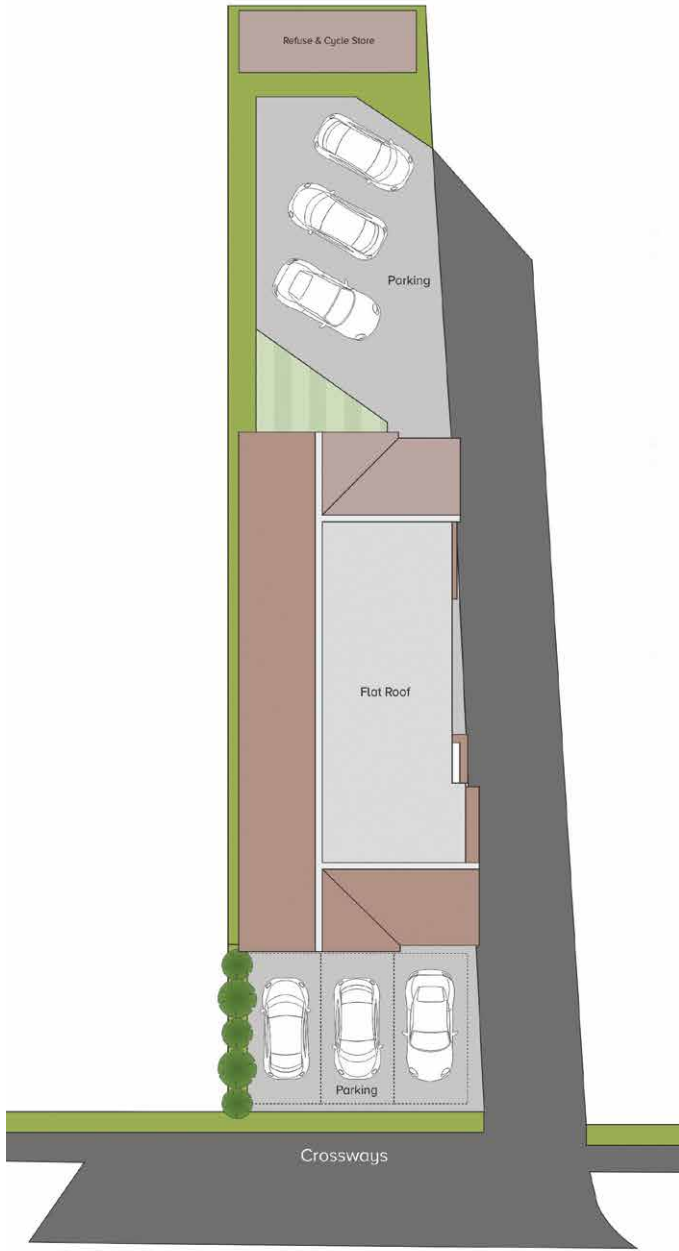


Showcasing the perfect mix of traditional design paired with stylish modern interiors.

Oak House is a striking three storey building constructed to the latest building regulation requirements, these exceptional apartments will be completed to the highest standards that you would expect from Aedis Homes.

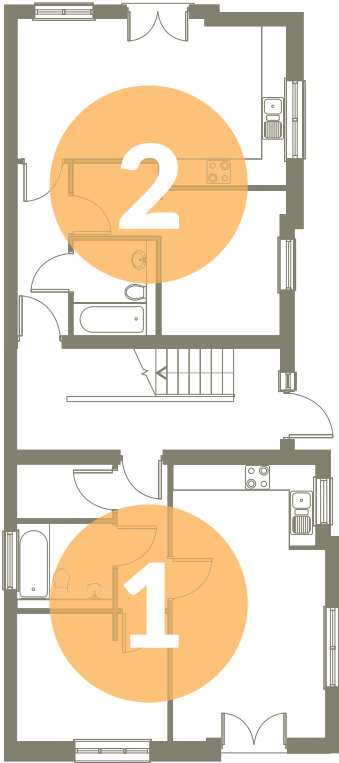
The construction is complimented by a generous specification including fully integrated high gloss kitchens and attractively tiled bathrooms and Karndean floor covering.



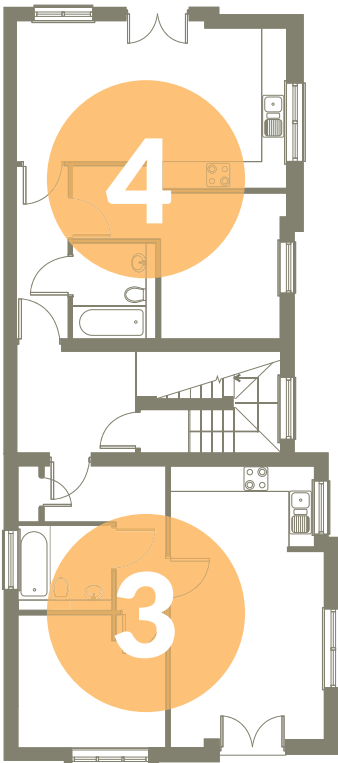


# SITE PLAN

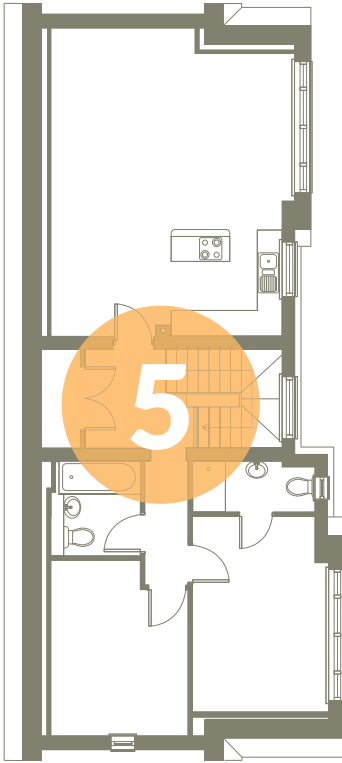
## GROUND FLOOR



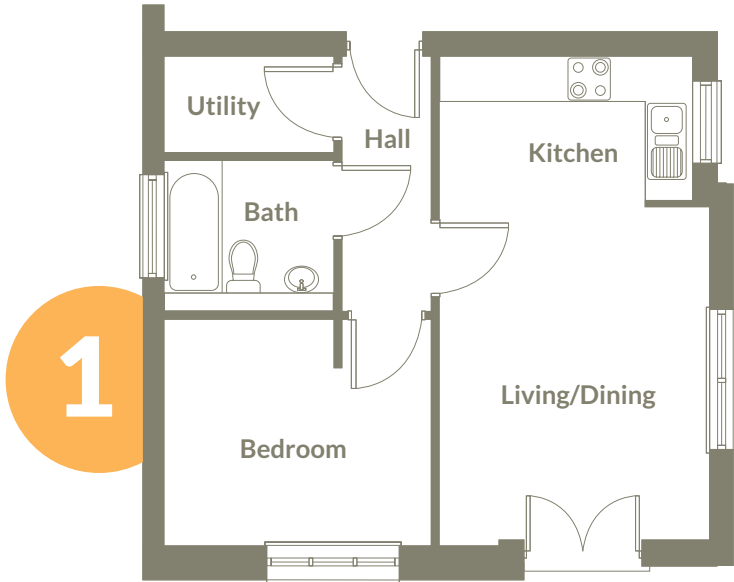
## FIRST FLOOR



## SECOND FLOOR



# APARTMENT ONE



	Width (m)	Length (m)	Width (ft)	Length (ft)
Kitchen/ Living	3.40	6.14	11.17	20.14
Bedroom	3.32	2.99	10.88	9.81
Bath	2.09	1.87	6.86	6.15
Gross internal areas:	43sqm		463 sq ft	

# APARTMENT TWO



	Width (m)	Length (m)	Width (ft)	Length (ft)
Kitchen/ Living	6.07	3.15	19.93	10.34
Bedroom	2.67	3.22	28.70	34.68
Bath	1.87	2.09	6.15	6.86
Gross internal areas:	43sqm		463 sq ft	



# APARTMENT THREE



	Width (m)	Length (m)	Width (ft)	Length (ft)
Kitchen/ Living	3.40	6.14	11.17	20.14
Bed	3.32	2.99	10.88	9.81
Bath	2.09	1.87	6.86	6.15
Gross internal areas:	43sqm		463 sq ft	

# APARTMENT FOUR



	Width (m)	Length (m)	Width (ft)	Length (ft)
Kitchen/ Living	6.07	3.15	19.93	10.34
Bedroom	2.67	3.22	8.75	10.57
Bath	1.87	2.09	6.15	6.86
Gross internal areas:	43sqm		463 sq ft	

# APARTMENT FIVE



	Width (m)	Length (m)	Width (ft)	Length (ft)
Kitchen/ Living	5.34	6.51	17.52	21.37
Bedroom 1	3.13	4.53	10.27	14.85
En/Suite	2.79	1.14	9.14	3.72
Bedroom 2	3.16	4.04	10.35	13.25
Bath	2.07	2.17	6.77	7.13
Gross internal areas:	74sqm		797 sq ft	





# SPECIFICATION

## KITCHENS

- Handleless high gloss fully fitted designer kitchens by Lewis James
- Quartz worktops
- Fully Integrated Bosch appliances including:
  - Stainless steel oven
  - Glass extractor hood
  - Induction hob
  - Fridge freezer
  - Dishwasher
  - Washer dryer

## BATHROOMS

- Stylish white sanitary ware and vanity units from Villeroy & Boch
- Mains pressure thermostatic controlled showers
- Fully tiled with wall and floor tiles from Porcelanosa
- Fitted LED mirror

## HEATING AND HOT WATER

- High efficiency gas boiler with underfloor heating
- Chrome heated towel rails to bathrooms

## ELECTRICAL

- Virgin media and TV points to lounge and bedrooms
- LED down lighters throughout
- Recessed LED under unit lighting to kitchens
- LED plinth lighting to kitchens
- Chrome electrical fittings
- Smoke Detectors
- Communal lighting to parking areas
- Digital video entry phone system

## INTERNAL FINISHES

- Internal doors from Vicaïma with chrome door handles
- Skirting and architraves in matt white finish with Jasmine white walls and white ceilings
- Karndean flooring to hallway, kitchen and living area
- Plush carpets to bedrooms

## EXTERNAL FEATURES

- One allocated parking space per apartment (two for apartment 5)
- Communal refuse and cycle store

## WARRANTY

- 10 Year CRL

# PHOTOGRAPHS OF PREVIOUS AEDIS HOMES INTERIORS





## Shenfield

OAK  
HOUSE

Shenfield



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or **Beresfords** on **01277 212111**

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