



**Abbots Close, Shenfield**

# Abbots Close Shenfield

Offers in Excess of £775,000

Superbly presented and deceptively spacious semi detached house situated in a popular cul de sac location within 0.6 miles of Shenfield station and Broadway. Spacious entrance hallway with built in storage, kitchen with integrated appliances, delightful large lounge/dining room overlooking the private rear garden and ground floor cloakroom. There are three double bedrooms and a luxurious fitted shower room on the first floor. Externally there is driveway parking on the front with gated access to a covered carport providing further parking. Utility room with adjacent storage accessed from the garden which is west facing and enjoys a large patio area with further paved area with covered arbour. Shenfield station and Broadway are within 0.6 mile with fast train links to London's Liverpool Street and beyond on the Elizabeth line. EPC C.



**Entrance Hallway 17' 2" x 6' 6" (5.23m x 1.98m)**

Attractive wood effect double glazed door and side panels. Stairs to first floor with painted balustrade and wooden handrail. Amtico flooring which runs throughout the ground floor. Built in coat cupboard and further storage cupboard with automatic lighting. Wall mounted contemporary style radiator. Doors to:

**Cloakroom**

Two piece suite, radiator, tiled splashback and window to front.

**Kitchen 13' 1" x 10' 0" (3.98m x 3.05m)**

Fitted with a good range of base, wall and drawer units with attractive granite work surface and upstand. Neff induction hob with Elica cooker hood above, two built in Neff ovens, integrated

fridge/freezer and washing machine. Integrated Bosch dishwasher, inset sink with mixer tap and useful built in breakfast bar with space for a stool below. Wide window to front and door to side.

**Lounge/Diner 24' 2" max x 20' 0" max (7.36m x 6.09m)**

Generous room with lovely views over the garden via the bifold doors with part vaulted ceiling above with three Velux style windows. Feature recessed wall with wall mounted tv point. Two additional windows to side with fitted shutters.

**First Floor Landing**

Part galleried spindled balustrade, access to loft space and doors to:

**Bedroom One 13' 4" x 11' 2" to rear of fitted drawers (4.06m x 3.40m)**

Bright spacious room with window to rear, radiator and a good range of built in drawers to one wall. Additional window to side.



**Bedroom Two** 10' 10" to rear of wardrobes x 10' 6" to rear of wardrobes (3.30m x 3.20m)

Built in wardrobes to two walls with hanging rails, shelving and a fitted mirror. Window to front and radiator.

**Bedroom Three** 10' 1" x 8' 8" to rear of storage (3.07m x 24.57m)

Good sized double bedroom currently used as a study with fitted desk and drawer storage. Matching wardrobes. Window to rear with radiator below.

### Shower Room

Fitted vanity basin with storage below and adjacent concealed cistern w.c., walk in shower with fixed shower head and separate hand shower attachment. Attractive tiling to walls, chrome towel warmer/radiator and obscure window to front.

### Externally

Parking on paved driveway to front with double gates to covered car port 36' long x 7' 6" wide which leads to a useful utility/store 8'5 x 8' with power and light connected and space for appliances. Outside water tap and gated access to rear garden.

### Rear Garden

Delightful west facing rear garden with sandstone patio area leading to lawn with shrubs to boundaries. Shed to remain at rear. Further paved area with Arbour surround. Access to useful storage area 9' 4" x 8' 3" with light and power connected.







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>	71	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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Council Tax Band E

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