



Sebastian Avenue, Shenfield

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Offers in Excess of £1,200,000

An exceptional detached residence beautifully refurbished and extended by the current owners to a very high standard to provide a contemporary family home in a desirable location in Shenfield Park, 0.5 miles to the mainline station and shopping Broadway. From the entrance hall an oak staircase rises to the first floor with glazed balustrade and low level lighting and quality Palermo Matrix oak interior doors throughout the house. Doors lead to the lounge, study/bedroom four, laundry room/shower room and a large open-plan kitchen, dining, family room, lantern roof with electric openers, large island unit with granite work surface, dining area and woodburner to the family room area. Ultra slim framed granite-coloured glazed doors overlook the attractive garden with garden room, log store and timber shed. Three bedrooms to the first floor share a luxuriously appointed bathroom with twin wash hand basins and shower over bath with glazed screen. The property is easily accessible to numerous schools including St Marys and Shenfield High (subject to acceptance). Shenfield station provides a fast and frequent service to London that includes the Elizabeth Line for the West End and Heathrow airport beyond. EPC C.



Entrance Hall

Oak entrance door with mirrored side panel, oak staircase rising to first floor with low level spot lighting and glazed balustrade. Oak doors with recessed hinges, door to storage garage, underfloor heating and access to;

Lounge 19' 8" x 12' 0" (5.99m x 3.65m) max.

An imposing L-shaped room with panelled walls, bay window to front, further window to side and wood flooring.

Study/Bedroom Four 9' 6" x 9' 4" (2.89m x 2.84m)

Amtico wood effect flooring, radiator and window to side aspect.

Laundry Room/ Shower Room 9' 8" x 6' 10" (2.94m x 2.08m)

Well appointed with fitted base and wall cupboards, space for washing machine and tumble drier, back to wall WC., and large walk-in shower with glazed screen. Ceramic tiled walls, window to side and tiled floor.

Kitchen/Dining/Family Room 23' 6" x 19' 0" (7.16m x 5.79m)

A stunning room overlooking the garden via ultra slim aluminium sliding glazed doors, lantern roof with remote electric openers and ceramic tiled floor with underfloor heating. Kitchen area fitted with base and wall mounted cupboards. Contrasting quartz work surfaces and large island unit with matching surface, breakfast bar area and fitted wine fridge. Space for double width fridge/freezer, gas hob with glazed extractor hood above, integrated dishwasher and fitted inset oven and microwave. Adjacent larder cupboard with retractable doors and power connected. Space for dining table also overlooking the rear garden and open plan access to:

Family Room Area 14' 6" x 12' 0" (4.42m x 3.65m)

Chimney style surround with inset wood burner and space for wall mounted television above. Tiled floor with underfloor heating and two windows to side aspect.

First Floor Landing

Oak doors to;

Bedroom One 12' 10" x 11' 8" (3.91m x 3.55m) to front of wardrobes.

Two windows to rear fitted with electrically operated blinds. Fitted wardrobes either side of the bedroom with wood effect doors and fitted mirrors. Engineered oak flooring.

Bedroom Two 16' 0" x 12' 0" (4.87m x 3.65m) maximum into eaves.

Dormer window to front aspect with electric blind and engineered oak flooring.



Bedroom Three 11' 9" x 8' 7" (3.58m x 2.61m) to front of wardrobe and into dormer.
Dormer window to front aspect with electric blind and fitted wardrobe. Engineered oak floor.

Family Bathroom

Luxuriously appointed with twin wash hand basins set in wall mounted cupboards with beautiful, coloured marble style tiling behind. Back to wall WC. and bath with shower over and fitted glazed screen. Window to rear aspect, tiled floor with underfloor heating and heated towel rail.

Externally

A resin driveway provides off-street parking for multiple vehicles and side access to the rear garden. The rear garden measures 102ft (31.16m) and commences with a paved patio with fitted up-lights leading to lawn with adjacent raised koi carp pond. A pathway leads to the rear of the garden to a detached cedar clad Garden Room measuring 16'10 x 12'7" with wifi connected currently used as a home gym/office. Storage areas at the side and rear lead to garden shed. Shingled area in front with raised railway sleeper borders/shrub beds.









Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	84
England & Wales	EU Directive 2002/91/EC	

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Council Tax Band F

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