



Sebastian Avenue, Shenfield

# Sebastian Avenue Shenfield

£795,000

A attractive, extended, four bedroom semi detached residence situated in a highly convenient location close to the centre of Shenfield which is ideal for the mainline station and shops. The accommodation is in need of modernisation but offers further scope for extension and alteration. An entrance porch leads to hallway with ground floor cloakroom. This in turn leads to an extended lounge and separate dining room that are connected by part glazed double doors. Bi-fold glazed doors lead from the lounge to a kitchen/breakfast room. Upstairs there are three bedrooms on the first floor with bathroom and WC and a fourth bedroom on the second floor. An independent driveway provides off street parking for two vehicles and an attached garage leads to the 103'8" (31.66m) south/east facing garden. Shenfield station is nearby and offers a fast and frequent service to London including the Elizabeth Line for the West End and Heathrow Airport beyond. Offered for sale with no onward chain. EPC Awaited. br>



### Entrance Porch

Double doors to entrance porch with door to;

### Hallway

Stairs rising to first floor with cupboard beneath and doors to;

### Cloakroom

WC and wash hand basin.

**Dining Room** 13' 0" x 12' 9" (3.96m x 3.88m)  
*into bay.*

Square bay window to front aspect. Brick fire surround and glazed panelled double doors to;

**Lounge** 22' 6" x 11' 5" *narr. to 10'9" (6.85m x 3.48m > 3.27m)*

Fitted gas fire with mantel above, windows and glazed door to rear garden. Glazed bi-fold doors to;

**Kitchen/Breakfast** 19' 0" x 7' 9" (5.79m x 2.36m)

In need of updating comprising, double drainer stainless steel sink with cupboards beneath, Base and wall cupboards. Space for cooker, refrigerator and washing machine. Window to side. Space for breakfast table and further windows to rear and side. Door to;

### First Floor Landing

Window to side and door leading to stairs to second floor. Doors to;

**Bedroom One** 14' 8" x 12' 4" (4.47m x 3.76m)  
*into bay.*

Square bay window to front and built in wardrobe cupboard.

**Bedroom Two** 12' 4" x 9' 0" *increasing to 12' into recess (3.76m x 2.74m > 3.65m)*

Window to rear and understairs recess. Pedestal wash hand basin.

**Bedroom Three** 9' 5" x 7' 0" (2.87m x 2.13m)  
*into door recess.*

Window to front.

### Bathroom

Built in airing cupboard housing gas boiler. Wash hand basin with drawer beneath. Bath with shower over and fitted folding shower screen. Window to rear.



### Separate WC.

Low level WC and window to side.

### Second Floor Loft Room/Bedroom Four 13' 3" x 11' 8" (4.04m x 3.55m) including stairwell.

Dormer window to rear. Partial sloping ceiling. Eaves cupboards and further fitted cupboards.

### Externally

Crazy paved driveway with adjacent, established shrub border. Access to garage.

### Garage 27' 0" x 7' 6" (8.22m x 2.28m) internal.

Up and over door. Window and door to rear garden.

### Rear Garden 103' 8" (31.57m)

Stone paved patio with adjacent trellis/grapevine. Paved area behind garage leading to timber shed. The remainder of the garden predominantly laid to lawn with evergreen borders and a mature tree.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Council Tax Band F

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**Ground Floor**  
Area: 86.3 m<sup>2</sup> ... 929 ft<sup>2</sup>

**1st Floor**  
Area: 45.5 m<sup>2</sup> ... 490 ft<sup>2</sup>

**2nd Floor**  
Area: 15.0 m<sup>2</sup> ... 161 ft<sup>2</sup>

**Total Area: 146.8 m<sup>2</sup> ... 1580 ft<sup>2</sup>**

Whilst every effort has been made to ensure accuracy, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis statement. This plan is for illustrative purposes and so only be used as such.

AIW Energy Assessors Limited  
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