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Sebastian Avenue Shenfield

WN
PROPERTIES

Sebastian Avenue Shenfield

£995,000

Offered to the market for the first time in almost forty years, an amazing opportunity to make this deceptively spacious family home requiring some upgrading, your own. Situated in the sought after Shenfield Park location the accommodation currently offers two large reception rooms, ground floor cloakroom and a kitchen/breakfast room with access to the integral garage from the spacious hallway. There are four double bedrooms with family bathroom and separate w.c., to the first floor. There is scope, subject to the usual local authority consents, to enlarge further. A delightful feature of the property is the superb rear garden within 100' (stls) which is attractively landscaped with mature shrubs and trees. The property is close to Shenfield Broadway with its wide array of shops and restaurants and is also convenient for the railway station with services to London Liverpool Street and the Elizabeth line serving Heathrow and beyond. No Onward Chain.



Entrance Porch

UPVC double glazed door and windows.
Built in storage and part glazed door to;

Entrance Hallway *18' 0" x 8' 0" max* *(5.48m x 2.44m)*

Attractive parquet flooring, stairs rising to first floor with ranch style balustrade, built in under stairs storage, radiator and doors to;

Cloakroom

Two piece suite, windows to front and side.

Lounge *22' 9" x 14' 5" (6.93m x 4.39m)*

Bright spacious room with wide sliding doors and side windows overlooking and leading to the well stocked mature garden. Four wall light points, two radiators and feature stone fire surround and hearth with gas fire.

Dining Room *13' 8" x 13' 7" (4.16m x 4.14m)*

Large window to front, gas fire, radiator and glazed serving hatch to kitchen.

Kitchen/Breakfast Room *17' 6" x 7' 9" plus door recess* *(5.33m x 2.36m)*

Fitted with a good range of base and wall cabinets with contrasting work surface. Double stainless steel sink with drainer and tiled splashback. Built in double oven, integrated microwave and gas hob with cooker hood above. Space for appliances, window to rear and two windows and door to side.

First Floor Landing *18' 3" max into dormer x 8' 7" max* *(5.56m x 2.61m)*

Ranch style part galleried balustrade, access to loft space, built in airing cupboard with hot water cylinder and shelving. Dormer window to front. Doors to;

Bedroom One *13' 0" into dormer x 12' 8" to front of wardrobes* *(3.96m x 3.86m)*

Vanity unit with inset wash hand basin with tiled splash back, radiator and wardrobes to one wall. Dormer window to rear.

Bedroom Two *13' 5" to rear of wardrobes and into dormer x 12' 0" into door recess* *(4.09m x 3.65m)*

Built in wardrobes with above bed storage, radiator, dormer window to front.



Bedroom Three 13' 7" into dormer x 11' 2" (4.14m x 3.40m)

Radiator, dormer window to front.

Bedroom Four 10' 10" into dormer and front of wardrobes x 8' 6" (3.30m x 2.59m)

Built in wardrobes to one wall, dormer window to rear.

Bathroom

Pedestal wash hand basin, bath with tiled wall surround with mixer tap and wall mounted shower attachment. Radiator, window to rear.

Separate WC

Low level WC and window to rear.

Externally

The front garden is mainly laid to lawn with mature side borders and driveway parking which leads to;

Integral Garage 17' 4" x 8' 6" (5.28m x 2.59m)

Up and over door, door to hallway, additional storage area to rear with wall mounted Worcester gas central heating boiler.

Rear Garden


Superb feature of the property with gated side access, block paved patio, external water tap and rockery planting. The remainder of the garden is mainly laid to lawn with mature shrubs and fruit trees. As previously mentioned, the garden is generous being within 100' (stls). Sheds to remain.









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Council Tax Band G

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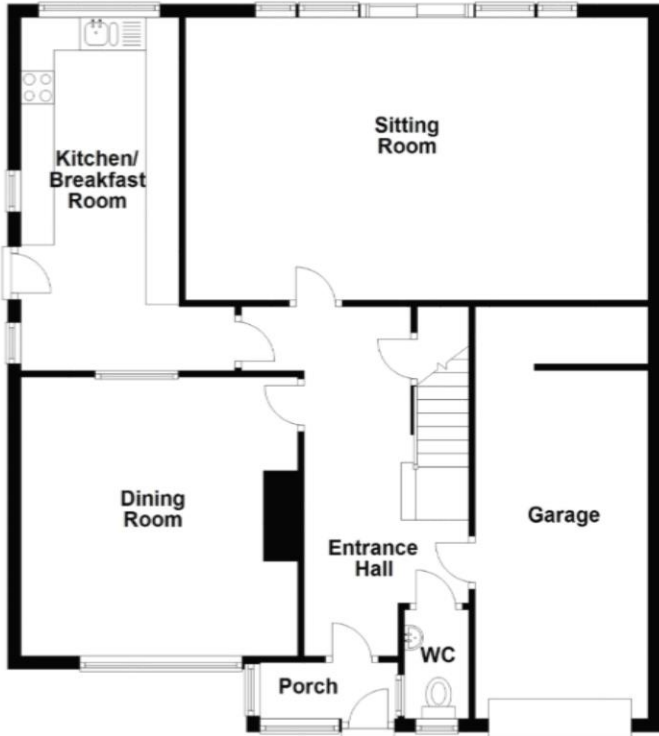
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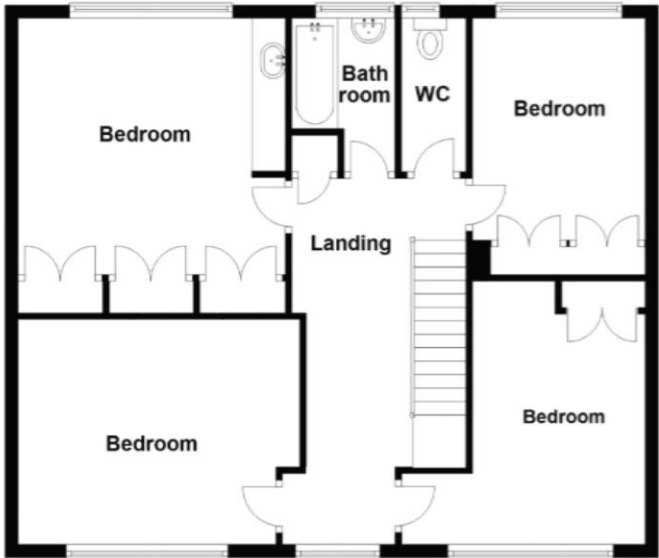
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Ground Floor



First Floor



APPROX INTERNAL FLOOR AREA
174 SQ M (1870 SQ FT) (Includes Garage)

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All measurements are approximate **NOT** to be used for valuation purposes
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