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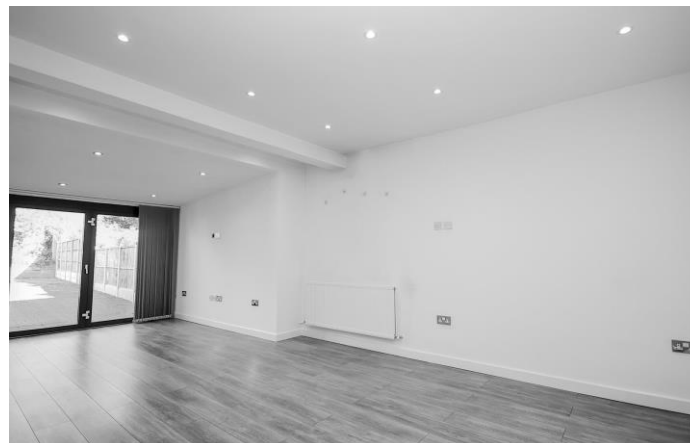
Friars Avenue, Shenfield

WN
PROPERTIES

Friars Avenue Shenfield

£720,000

An attractive semi detached residence, ideally located 0.3 miles to Shenfield Broadway and mainline station. St Marys Primary School (STA) is within a short walk. Accommodation comprises, lounge, open plan kitchen/dining/family room overlooking the low maintenance garden, cloakroom, two double and one single bedrooms and stylish family bathroom. The property also benefits from off street parking for multiple vehicles. Shenfield station offers a fast and frequent service to London and includes the Elizabeth Line for the West End and Heathrow airport beyond. EPC D.



Entrance

Driveway leads to double glazed entrance door.

Entrance Hall

Grey wood effect vinyl floor, window to side, plantation shutter, radiator, understairs cupboard. Doors to;

Lounge *13' 9" into bay x 12' 5" into alcove (4.19m x 3.78m)*

Bay window to front with plantation shutters, grey wood effect vinyl floor and radiator.

Cloakroom

White suite comprises; close coupled WC and vanity unit with wash hand basin. Window to side with plantation shutter to side, part tiled walls and tiled floor.

L shaped open plan Kitchen/Dining/Family Room *23' 6" x 18' 8" > 11' 5" (7.16m x 5.69m > 3.47m)*

Range of grey base and wall mounted units with contrasting work surface, integrated fridge freezer and slim-line dishwasher, free-standing washing machine and tumble dryer,

single oven, gas hob with extractor over, tiled splash-back. Grey wood effect vinyl floor, radiator, window to rear and patio doors overlooking garden.

Landing

Window to side with plantation shutter, carpet, loft. Door to;

Bedroom One *14' 3" into bay x 11' 3" to rear of wardrobes (4.34m x 3.43m)*

Bay window to front with plantation shutters, radiator, carpet and fitted wardrobes.

Bedroom Two *11' 3" to rear of wardrobes x 10' 9" (3.43m x 3.27m)*

Window to rear with plantation shutters, radiator, carpet and fitted wardrobes.

Bedroom Three *7' 4" x 7' 2" (2.23m x 2.18m)*

Window to front with plantation shutter, radiator and carpet.

Bathroom

White suite comprises; Victorian style free standing bath, separate tiled shower cubicle, close coupled WC and vanity unit with wash hand basin. Heated towel rail, part tiled walls and tiled floor. Window to rear.

Externally

Storage shed, decked patio area with artificial grass to remainder.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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GROUND FLOORS

FIRST FLOOR

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