



Margaret Avenue, Shenfield

Margaret Avenue Shenfield

Offers in Excess of £1,250,000

Stunning four bedroom residence in prime location behind Shenfield Broadway, ideal for easy access to the mainline station and shops. Recently undergone complete refurbishment and extension including, electric gates to parking area in front and a detached garden room/home gym with underfloor heating at the end of the rear garden. An entrance lobby leads to an amazing open-plan German fitted kitchen/family room, island breakfast bar and lounge/dining areas, all overlooking a superb rear garden via sliding glazed doors. Air conditioning and built in appliances, cloakroom, fitted utility room and two ground floor bedrooms, one with en-suite plus additional ground floor



bathroom. Two first floor bedrooms with en-suites, fitted furniture, air conditioning and one with a large covered balcony overlooking the garden. The high specification includes Nest thermostat, high end appliances and fitted security cameras. EPC C.

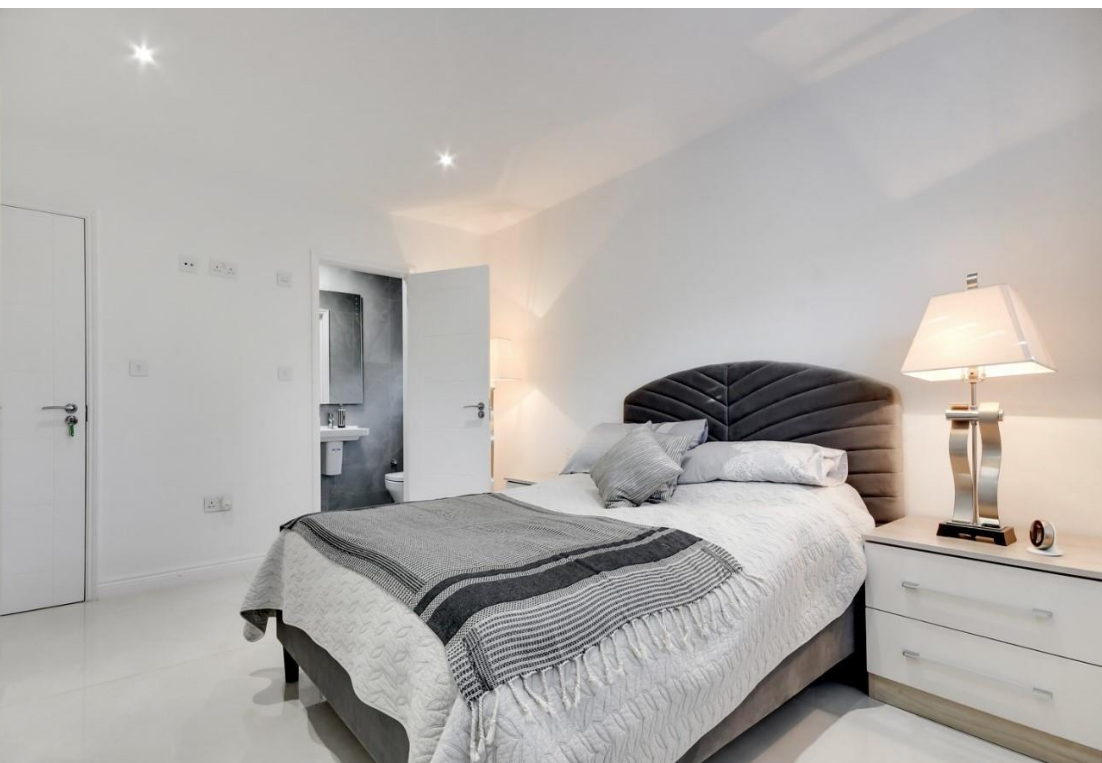

















Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	83
England & Wales		
	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

Council Tax Band E

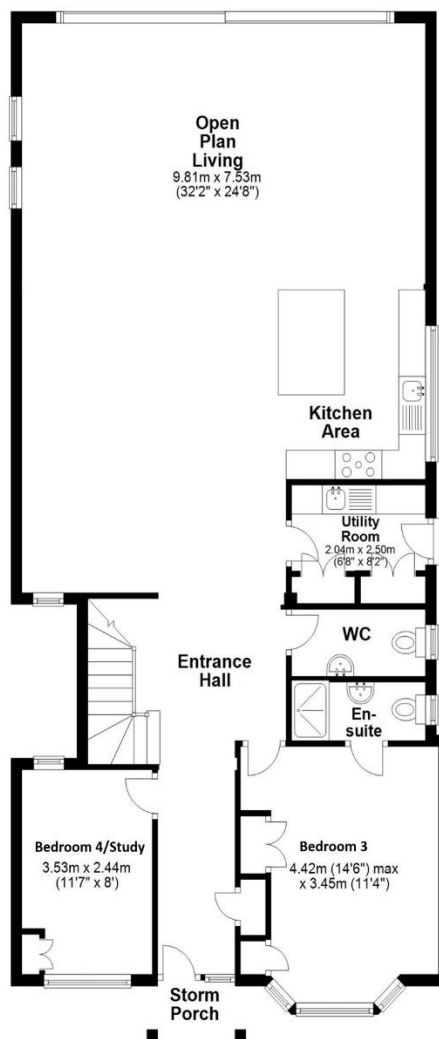
148 Hutton Road
Shenfield
Essex CM15 8NL

01277 225191

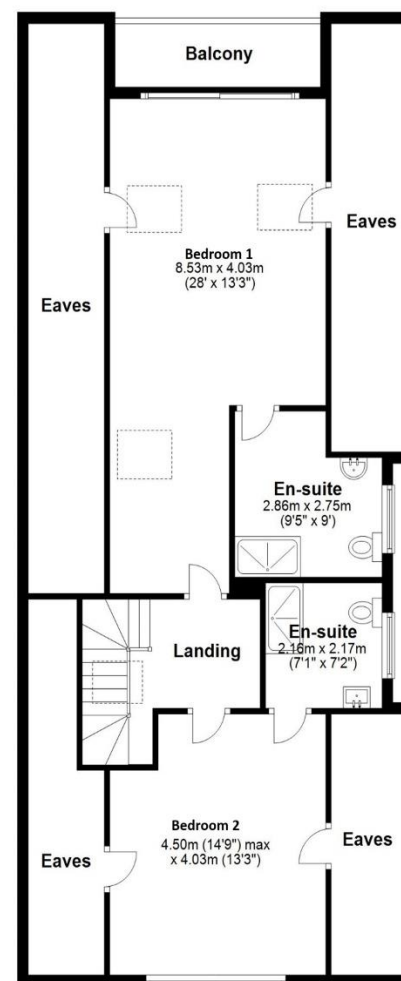
admin@wnproperties.co.uk
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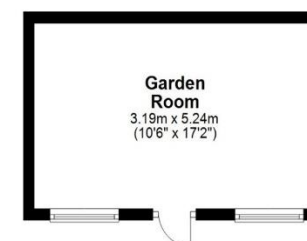
Ground Floor



First Floor



Outbuilding



APPROX INTERNAL FLOOR AREA
245 SQ M (2630 SQ FT)
OUTBUILDING 17 SQ M (180 SQ FT)
This floorplan is for illustrative purposes only and is **NOT TO SCALE**
All measurements are approximate
NOT to be used for valuation purposes
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