

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 ensuite 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.



















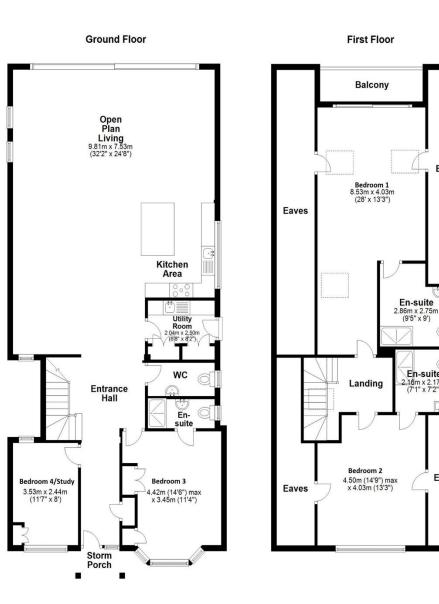
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80)	77	
(55-68)		
(39-54)	-	
(21-38)		
(1-20)	G	
Not energy efficient - higher running costs		-
England & Wales	EU Directiv 2002/91/E	

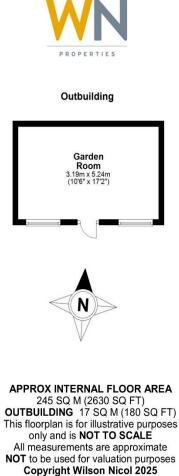
Council Tax Band E

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Eaves

(9'5" x 9')

En-suite

2.16m x 2.17m (7'1" x 7'2")

Eaves

Every effort has been made to ensure the complete accuracy of these particulars, however they cannot be guaranteed. Always check before agreeing to purchase. This includes checking on the existence of relevant permissions, fixtures, fittings and appliances which have not been tested by WN Properties and there is no guarantee that they are in working order or fit for purpose. Photographs are for general information and it cannot be inferred that any items shown are included in the sale or within the ownership of the seller and therefore must be verified by your legal representative. No assumptions can be made from any description or image, relating to the type of construction, structural condition or the surroundings of the property. All measurements are approximate and any drawings/floorplans provided are for general guidance and are not to scale. WN Properties recommend ancillary service providers from time to assist you with your purchase. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider may pay us a Referral Fee. The Referral Fee is separate from your obligation to pay your fees or commission.