



York Road, Shenfield



# York Road Shenfield

£1,350,000

Representing an excellent opportunity for family living in a desirable location, this deceptively spacious four-bedroom detached family house is ideally situated adjacent to Shenfield Broadway which offers a vast array of shops, restaurants and bars. The mainline station is nearby, providing a fast and frequent service to London, including the Elizabeth Line, which connects to the West End and Heathrow Airport beyond. The property is also conveniently located near local schools, including St Mary's Primary School (subject to acceptance). The accommodation comprises a large open-plan kitchen/living/dining room, store room/larder, utility room, cloakroom, study, and a separate sitting room. On the first floor, two of the bedrooms feature en-suites, and there is also a family bathroom. The front garden provides multiple off-street parking spaces whilst the rear garden enjoys a southerly aspect and measures



approximately 70' (21.94 m). At the end of the garden, there is a large brick-built garden room currently used as a games room that could also make an ideal home office for hybrid workers. The garden also boasts a splendid pergola with side screens and outdoor heating, a perfect space for entertaining or relaxing. EPC Rating: C.







**Entrance Hall**

**Cloakroom**

**Study** 11' 1" x 8' 1" (3.38m x 2.46m)

**Sitting Room** 13' 0" x 10' 0" (3.96m x 3.05m)

**Kitchen/Living/Dining Room** 26' 0" x 23' 1" (7.92m x 7.03m) *max.*

**Utility Room** 8' 1" x 5' 1" (2.46m x 1.55m)

**Store Room/Larder** 9' 1" x 7' 0" (2.77m x 2.13m)

**Master Bedroom** 13' 0" x 12' 10" (3.96m x 3.91m) *to rear of wardrobes.*

**En-suite Shower**

**Bedroom Two** 11' 4" x 11' 1" (3.45m x 3.38m) *into dormer.*

**En-suite Bathroom**

**Bedroom Three** 11' 11" x 11' 8" (3.63m x 3.55m)

**Bedroom Four** 11' 8" x 10' 0" (3.55m x 3.05m)

**Family Bathroom**

**Games Room/Garden Room** 21' 8" x 11' 4" (6.60m x 3.45m)




























## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>69</b>	
England & Wales		
EU Directive 2002/91/EC		

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Council Tax Band F

148 Hutton Road

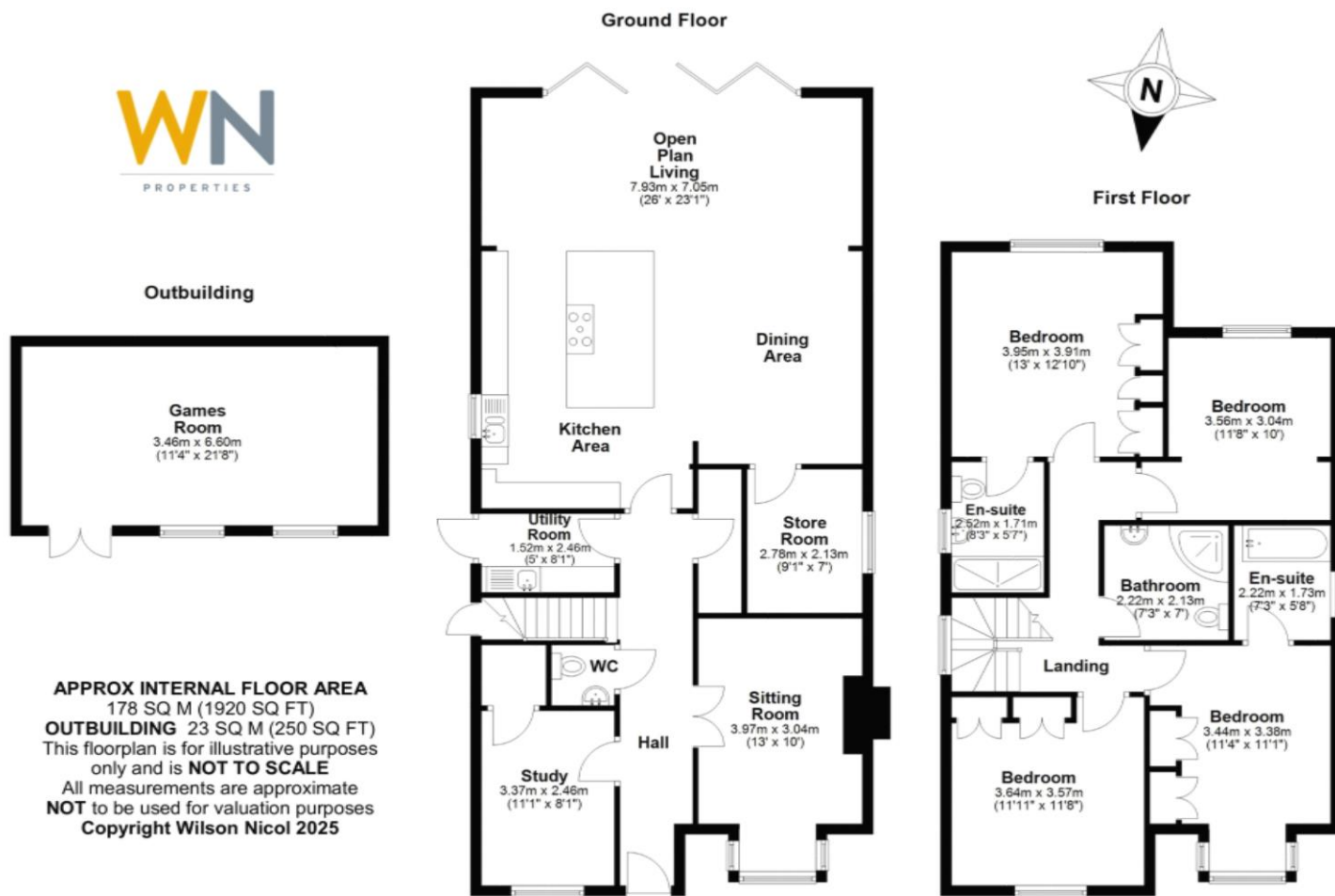
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