



Friars Avenue, Shenfield



# Friars Avenue Shenfield

**Offers in Excess of £995,000**

This beautifully presented substantial four-bedroom semi-detached residence is ideally located near the heart of Shenfield Broadway, a perfect choice for commuters traveling to London via the mainline station. Features include a welcoming entrance hall and cloakroom, living room and large open-plan kitchen/family/dining area that overlooks a stunning landscaped garden. The property provides four generously sized bedrooms and two bathrooms with separate showers. Outside, the superb rear garden is an attractive highlight of the property, accessible via a split-level composite deck complete with a dining area and a sunken hot tub. The remainder of the garden is primarily laid to lawn, complemented by a storage shed and a charming Wendy house nestled at the



rear. The convenient location benefits from being in the catchment area for St Mary's School (subject to acceptance) and is conveniently positioned near Shenfield station, which offers a fast and frequent service to London, including access to the Elizabeth Line for direct travel to the West End and Heathrow. EPC D.



**Entrance Hall** 13' 8" x 5' 1" (4.16m x 1.55m)

**Cloakroom**

**Lounge** 15' 2" into bay x 12' 9" (4.62m x 3.88m)

**Kitchen/Dining/Family Room** 28' 0" x 26' 9"  
(8.53m x 8.15m)

**Garage** 20' 0" x 8' 3" (6.09m x 2.51m)

**First Floor Landing**

**Bedroom One** 15' 2" into bay x 12' 9" to rear of  
wardrobes (4.62m x 3.88m)

**Bedroom Two** 13' 0" x 10' 1" (3.96m x 3.07m)

**Bedroom Three** 11' 5" x 8' 0" (3.48m x 2.44m)

**Bedroom Four** 9' 0" x 7' 2" (2.74m x 2.18m)  
*max.*

**Bathroom One** 8' 6" x 7' 6" (2.59m x 2.28m) into  
*door recess.*

**Bathroom Two** 9' 6" x 8' 0" (2.89m x 2.44m)

























## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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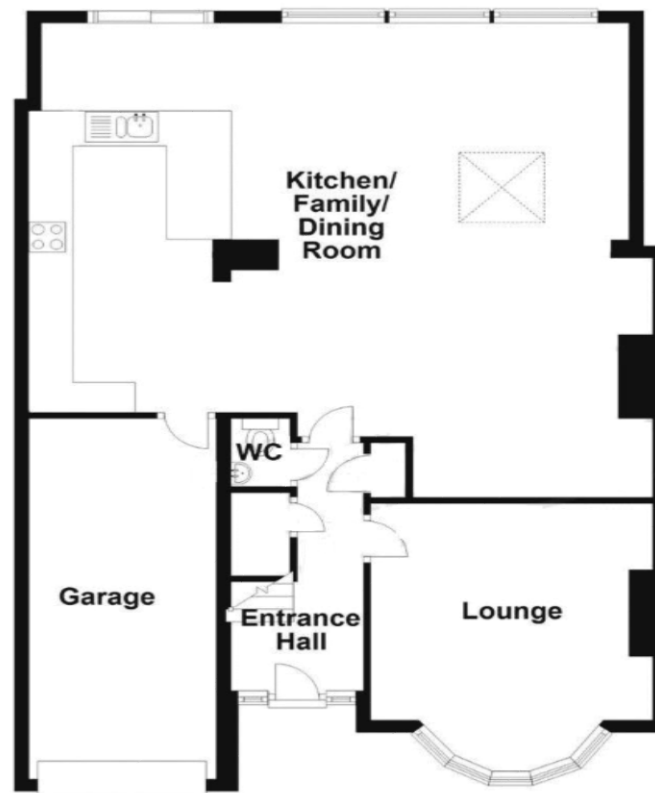
Council Tax Band F

148 Hutton Road  
Shenfield  
Essex CM15 8NL  
**01277 225191**

admin@wnproperties.co.uk  
wnproperties.co.uk



## Ground Floor



## First Floor



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