



Sebastian Avenue, Shenfield

Sebastian Avenue Shenfield

£750,000

Located in a highly desirable area of Shenfield, this charming three-bedroom semi-detached home is perfectly positioned for easy access to Shenfield Broadway, the mainline station and local schools (subject to acceptance), ideal for families and commuters. Shenfield station provides a fast and frequent service to London, including access to the Elizabeth Line for convenient journeys to the West End. The property is in need of modernisation and extension, subject to planning permission, but currently welcomes you with an entrance porch leading into a good size entrance hall featuring a cloakroom and in turn leads to a sitting room with views of the rear garden and separate dining room. The kitchen also provides direct access to the rear garden. Upstairs, there are two double bedrooms and one single, along with a bathroom



and separate WC. The rear garden measures 117 feet (35.7m) subject to land survey and enjoys a southerly aspect. The property includes an attached garage for parking or additional storage and is being sold with no onward chain. EPC C.

Entrance Hall

Dining Room 13' 6" into bay x 13' 0" (4.11m x 3.96m)

Sitting Room 13' 1" x 11' 7" (3.98m x 3.53m)

Kitchen 13' 10" x 8' 8" (4.21m x 2.64m)

Cloakroom

First Floor Landing

Bedroom One 13' 1" x 12' 6" (3.98m x 3.81m) to rear of wardrobes.

Bedroom Two 13' 1" x 12' 6" (3.98m x 3.81m)

Bedroom Three 6' 10" x 6' 10" (2.08m x 2.08m)

Bathroom

Separate WC

Garage 18' 0" x 9' 2" (5.48m x 2.79m)












Energy Efficiency Rating

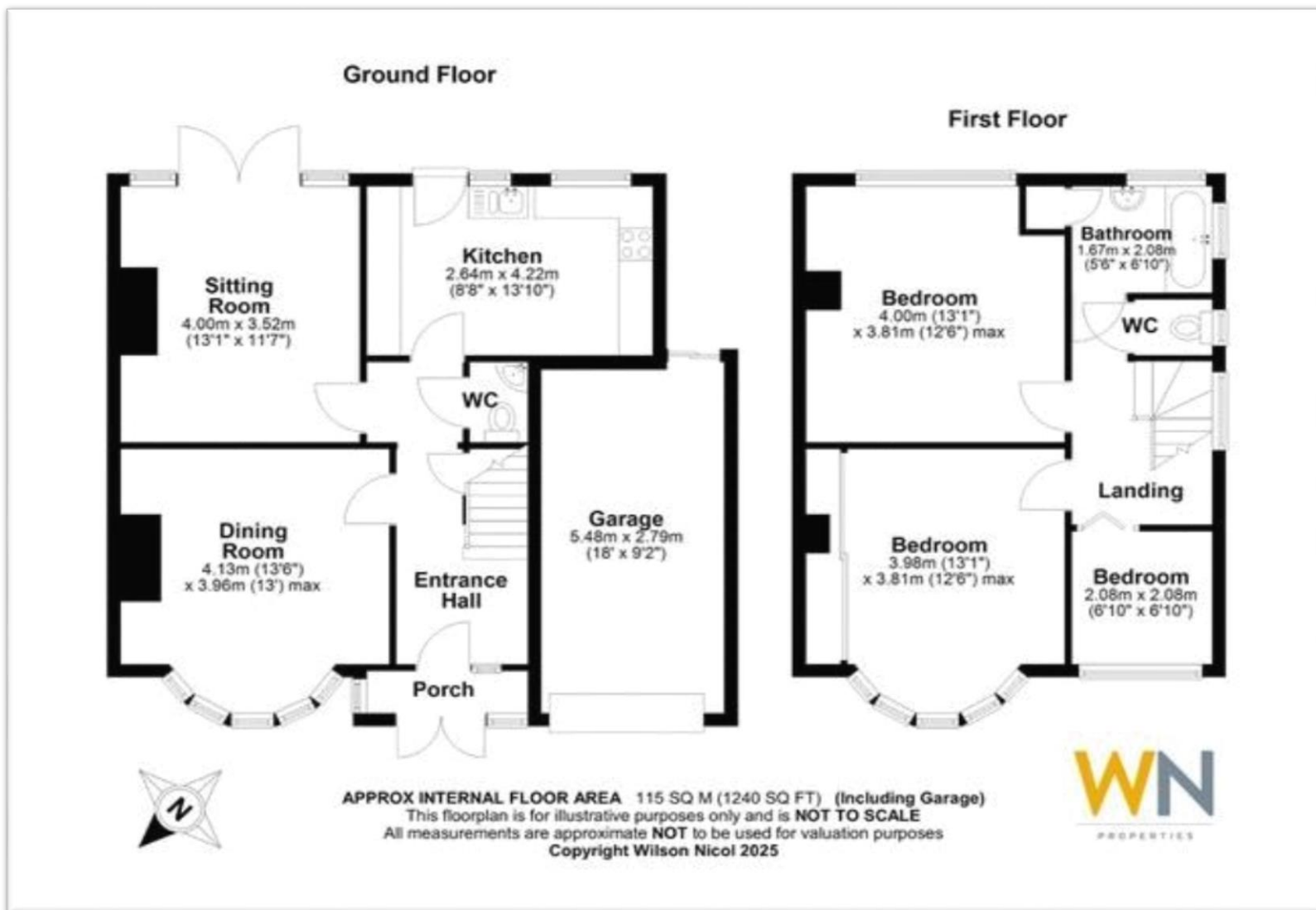
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	80
England & Wales	EU Directive 2002/91/EC	

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Council Tax Band E

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