



Sebastian Avenue, Shenfield

Sebastian Avenue Shenfield

£830,000

This beautifully presented semi-detached residence is situated on a sought-after residential road, just a short walk from Shenfield Broadway and the mainline station. Upon entering, you'll find an inviting entrance porch that leads to a spacious hallway, which includes a convenient ground floor cloakroom. From here, you have access to a versatile study area, as well as the generously sized lounge/diner. This living space flows into a bright conservatory at the rear, providing an ideal spot to relax and enjoy the garden views. The kitchen is also easily accessible from the conservatory. On the first floor, you'll discover three well-proportioned bedrooms and a family bathroom that features a separate shower. Externally, the property boasts an attractive south/easterly facing rear garden measuring 99 feet (30.26m), perfect for



outdoor entertaining and gardening enthusiasts. Additionally, there is an attached garage and off-street parking at the front of the house. Sebastian Avenue is perfectly located for easy access to local schools (subject to acceptance), a vast range of shops, vibrant bars, and restaurants. The mainline station nearby offers a fast and frequent service to London, including the Elizabeth Line that connects you to the West End and Heathrow Airport. EPC C.

Porch

Entrance Hall

Cloakroom

Sitting Room 13' 0" x 12' 11" (3.96m x 3.93m)

Dining Room 13' 6" x 11' 6" (4.11m x 3.50m)

Conservatory 13' 10" x 10' 4" (4.21m x 3.15m)

Study 8' 8" x 7' 10" (2.64m x 2.39m)

Kitchen 13' 10" x 12' 4" (4.21m x 3.76m)

First Floor Landing

Bedroom One 13' 7" x 10' 1" (4.14m x 3.07m)

Bedroom Two 13' 2" x 12' 4" (4.01m x 3.76m)

Bedroom Three 9' 2" x 6' 11" (2.79m x 2.11m)

Family Bathroom 8' 8" x 7' 1" (2.64m x 2.16m)

Garage 17' 9" x 8' 1" (5.41m x 2.46m)













Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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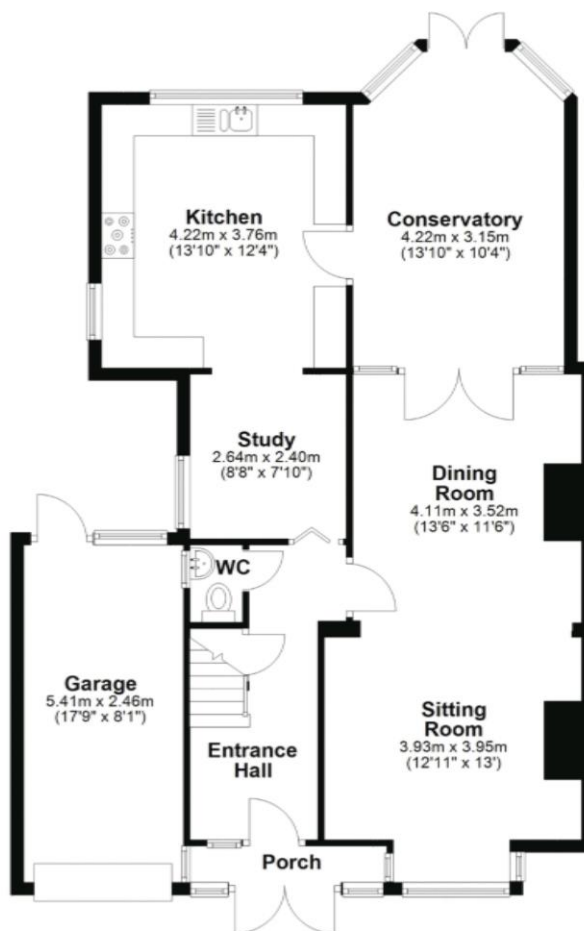
Council Tax Band E

148 Hutton Road
Shenfield
Essex CM15 8NL
01277 225191

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

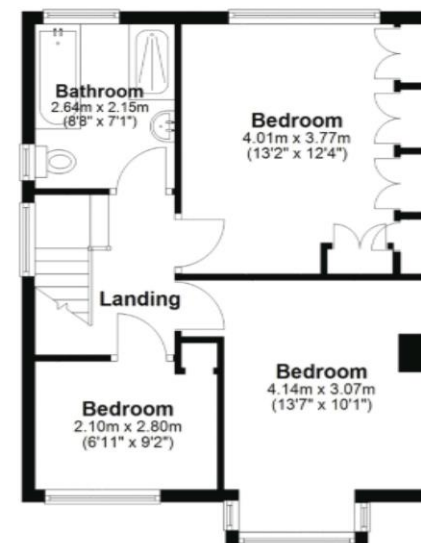


Ground Floor



APPROX INTERNAL FLOOR AREA
141 SQ M (1510 SQ FT) (Includes Garage)
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All measurements are approximate **NOT** to be used for valuation purposes
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First Floor



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