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Friars Avenue Shenfield

WN
PROPERTIES

Friars Avenue Shenfield

£835,000

An attractive extended semi detached residence, located close to Shenfield Broadway and mainline station which is ideal for London commuters. Shenfield station offers a fast and frequent service to London including the Elizabeth line providing services to the West End, Heathrow and the Thames Valley beyond. The property offers a superb open plan kitchen/dining/family room with bi-fold doors overlooking the garden, as well as a separate lounge and cloakroom. There are three bedrooms to the first floor with modern fitted bathroom and on the second floor there is a superb master bedroom with en suite shower. The property is also easily accessible to local nurseries and schools including St Mary's (subject to acceptance). No onward chain. EPC D.



Entrance Hall

A paneled entrance door with glazed insert, stairs rising to first floor with storage beneath, double opening doors to;

Lounge 14' 9" x 12' 10" (4.49m x 3.91m)

Bay window to front with fitted plantation shutters, wood effect

Amtico flooring, feature granite fire surround with gas flame effect fire.

Cloakroom

Fitted with two piece white suite, Amtico flooring.

Kitchen/Dining/Family Room 22' 3" x 17' 4" (6.78m x 5.28m)

A superb open plan room, with wide bi-fold doors overlooking the rear garden

and three sky light windows above. Cream coloured base and wall cabinets complimented by granite work surfaces, cupboard housing gas fired boiler. Fitted appliances including tumble dryer, microwave, integrated dishwasher and washing machine. Space for range cooker and American style fridge freezer. Stainless steel sink with mixer tap and wood style Amtico flooring.

First Floor Landing

Window to side with fitted plantation shutters, stairs rising to second floor, doors to;

Bedroom 2 15' 0" x 11' 9" (4.57m x 3.58m)

Window to front with fitted plantation shutters.

Bedroom 3 12' 0" x 10' 9" (3.65m x 3.27m)

Window to rear with fitted plantation shutters.

Bedroom 4 8' 7" x 7' 0" (2.61m x 2.13m)

Oriel window to front with fitted plantation shutters.



Family Bathroom

Modern three piece white suite including shower bath with fitted glass screen, ceramic tiled walls and floor, chrome heated towel rail, two windows to rear.

Second Floor Landing

Window to side with fitted plantation shutters.

Master bedroom 18' 10" x 10' 6" x 3' 2" into recess (5.74m x 3.20m)

Partial sloping ceiling with twin skylight windows to front, further window to rear, access to eaves storage and door to;

Ensuite shower room

Modern three piece white suite, including shower cubicle, partially tiled walls and ceramic floor, chrome heated towel rail and window to rear.

Externally

Block paved driveway to front provides off street parking. The rear garden has a sandstone paved patio leading to lawn, with shrub border, fence surround and access to garage.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

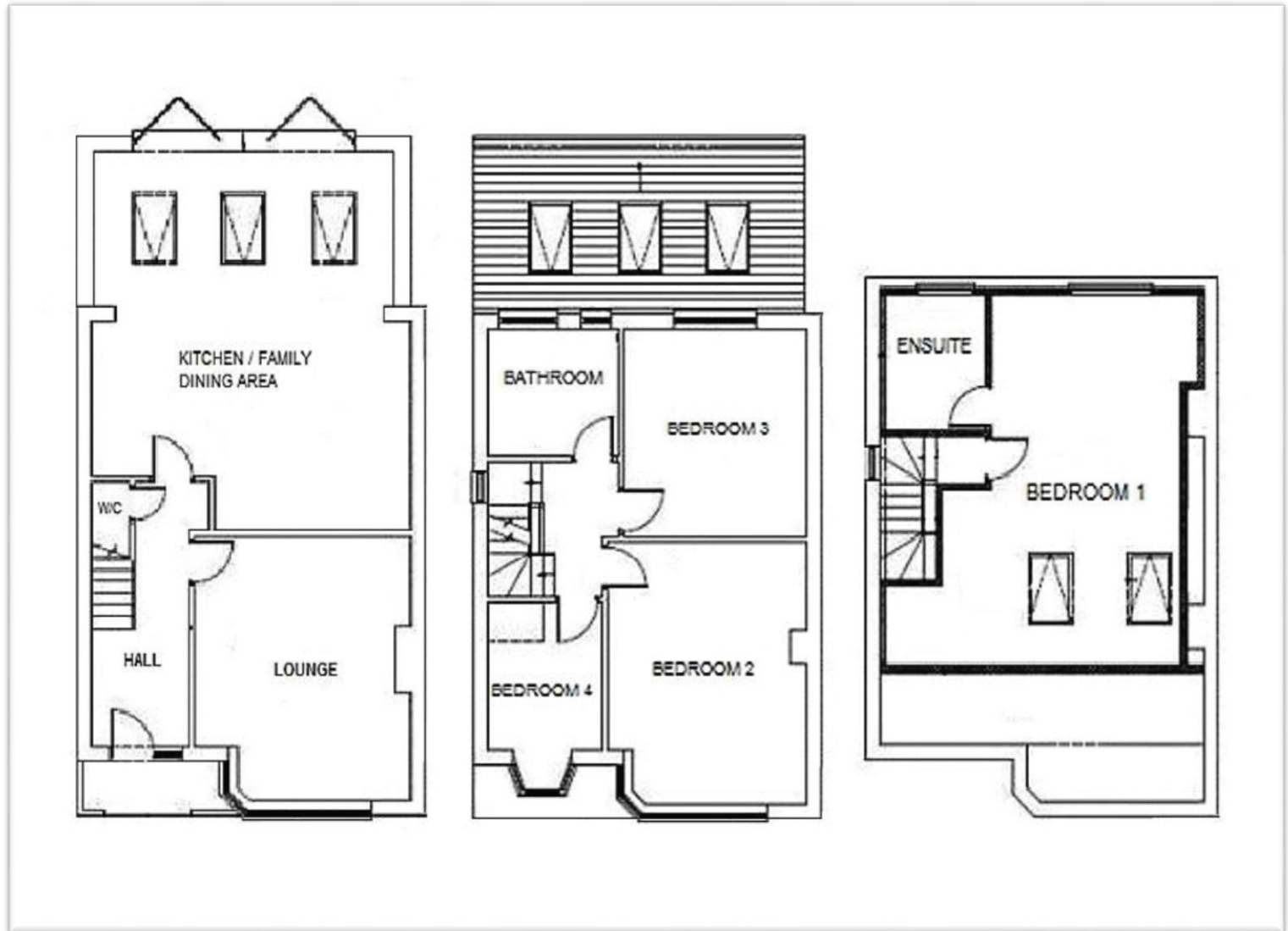
Council Tax Band: E

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