



**21 Shorter Avenue  
Shenfield**

**Guide Price £875,000 - £900,000**

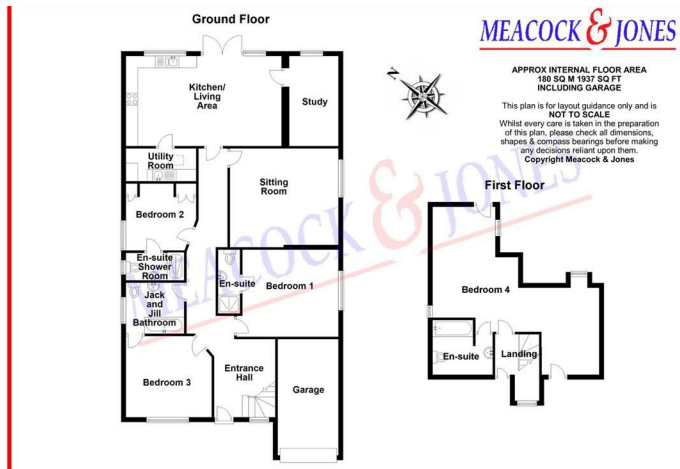
**MEACOCK & JONES**



OFFERED WITH NO ONWARD CHAIN \*Initial offers are invited in the region of £875,000 to £900,000\*

A unique opportunity to acquire a very large 1,937 sqft and centrally located detached chalet style bungalow. This appealing home has the benefit of four double bedrooms and four bath/shower rooms. The location is ideal, just minutes walk from the mainline railway station, shopping Broadway and good local schools. The bungalow benefits from a large open plan kitchen/dining/living area and separate study that overlook the 70' rear garden and is offered to the market with no onward chain.

- Four Double Bedrooms
- Four Bath/Shower Rooms
- Open Plan Kitchen/Living/Dining Area
- Utility Room
- Sitting Room
- Study
- 70' Rear Garden
- Garage
- NO ONWARD CHAIN
- Central Shenfield Location





**Entrance Hallway**



**Sitting Room 15' x 13'9 max (4.57m x 4.19m max)**



**Bedroom Two 9'10 max x 9'4 max (3.00m max x 2.84m max)**



**Kitchen/Dining/Living Area 21'6 x 12'5 (6.55m x 3.78m)**



**Study 13'1 x 7'1 (3.99m x 2.16m)**

**Bedroom One 13'3 x 11'8 (4.04m x 3.56m)**



**Ensuite Shower Room**

**Bedroom Three 12' x 11'4 (3.66m x 3.45m)**

**Jack & Jill Bathroom**



**Utility Room 9'10 x 4'7 (3.00m x 1.40m)**

**Ensuite Shower Room**

**First Floor Landing**

**Bedroom Four 23'3" max x 17'7" max (7.11m max x 5.36m max )**

With restricted head height

**Ensuite Bathroom**

**Rear Garden 70' x 35' max (21.34m x 10.67m max)**



**Outbuilding 14'4" x 14'4" (4.39m x 4.39m)**

Incorporating kitchenette & WC

**Garage 16'2 x 8' (4.93m x 2.44m)**

**Agent's Note**

EPC AND FLOORPLAN TO FOLLOW.

**Disclaimer**

Whilst care has been exercised in the preparation of these particulars, statements about the property must not be relied upon as representations or statements of fact. Prospective purchasers must make and rely upon their own enquiries and those of their professional representatives. All measurements, areas and distances given are approximate. We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working

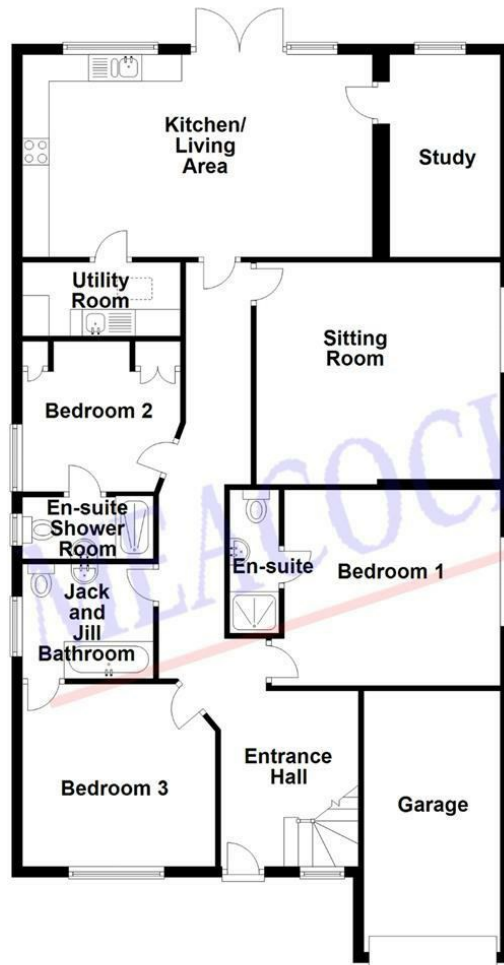
order. Any fixtures or fittings detailed in these particulars are not necessarily included in the sale price and Meacock & Jones and their staff accept no liability for any errors contained therein.





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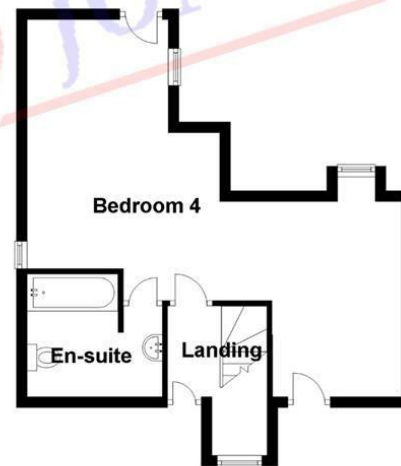
## Ground Floor



APPROX INTERNAL FLOOR AREA  
180 SQ M 1937 SQ FT  
INCLUDING GARAGE

This plan is for layout guidance only and is **NOT TO SCALE**. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.  
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## First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	