



**7A Gordon Road  
Shenfield**

**Guide Price £300,000 - £325,000**

**MEACOCK & JONES**

\*\*\* Guide Price £300,000 - £325,000 \*\*\* An excellent opportunity to acquire a bright and spacious two double bedroom first floor maisonette located just 0.5 miles from Shenfield mainline railway station and Crossrail Terminus. This property has the appealing feature of a private courtyard style rear garden, recently paved by the current owner. Offered to the market with no onward chain this maisonette has the attractive benefit of an 881 year lease.

- Two Double Bedrooms
- Spacious Sitting Room
- Kitchen
- Bath/Shower Room
- Private Courtyard Style Garden
- 0.5 Miles To Shenfield Station & Crossrail Terminus
- No Onward Chain
- 881 Year Lease



### Entrance Hall

A UPVC panelled front door with obscure double glazed bulls eye glass inserts opens to a staircase that rises to the first floor. Doors to:

### Sitting Room



A bright and spacious room, drawing maximum light from a wide UPVC double glazed window to the rear elevation, with radiator below. Coved cornice to ceiling. Wall light points. Serving hatch to kitchen.

### Kitchen



Comprehensively fitted with a range of white units that comprise base cupboards, drawer and matching wall cabinet. Space for oven cooker and washing machine. Integrated refrigerator. A contrasting worktop with mosaic effect tiled splashbacks incorporates a stainless steel effect single drainer sink unit with mixer tap. Wall mounted gas fired boiler. Coved cornice to ceiling. UPVC double glazed window to rear aspect. Contemporary style wood effect flooring.

### Bedroom One



A large bedroom, from which a UPVC double glazed window faces the front aspect. Radiator. Coved cornice to ceiling.

### Bedroom Two



Both bedrooms within this desirable property can comfortably accommodate a double bed, if required. UPVC double glazed window to the front elevation with radiator below. Coved cornice to ceiling.

## Bathroom



Fitted with a white suite that comprises a panel enclosed bath with a shower attachment and screen. Close coupled WC. Pedestal wash hand basin. The walls are partially tiled. Contemporary style wood effect flooring. A UPVC obscure double glazed window faces the side elevation.

## Externally

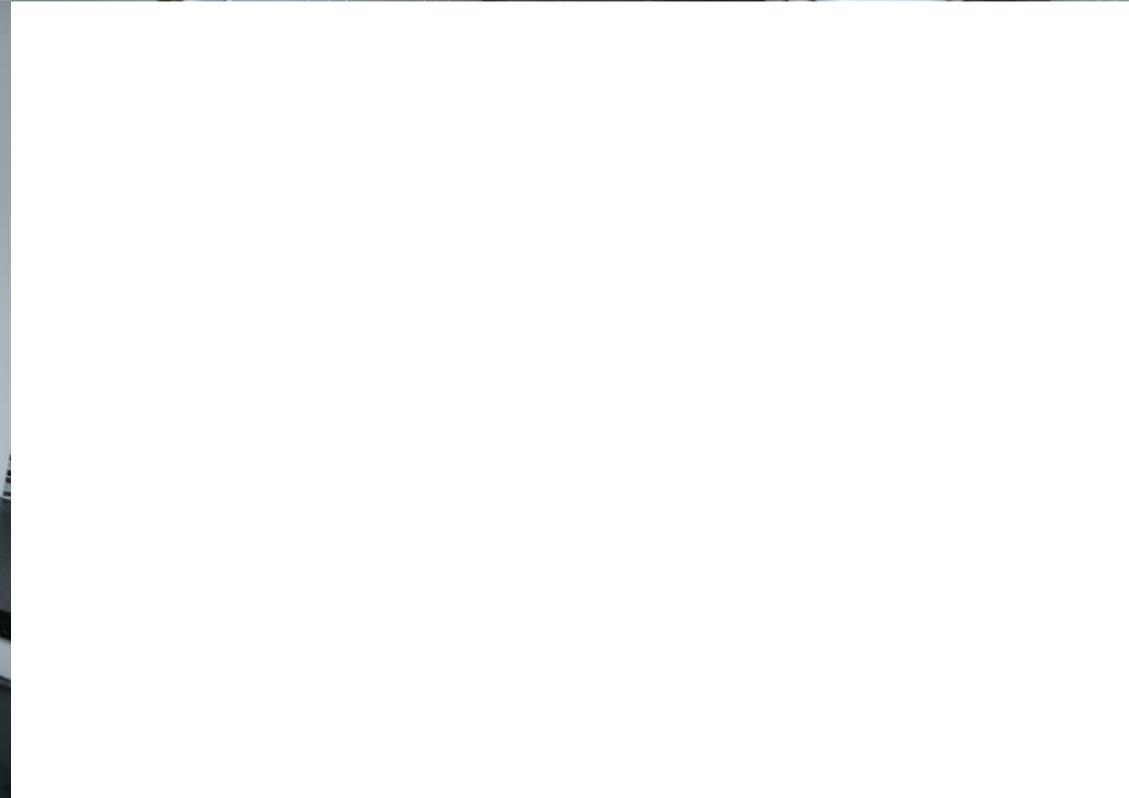


The property has the attractive advantage of a private

courtyard style garden. It has been recently paved by the current owner, has a new fence erected and the benefit of a garden shed, that is to remain.

## Agent's Note

Lease Term 881 Years Unexpired



**APPROX INTERNAL FLOOR AREA**  
**TOTAL 66 SQ M 715 SQ FT**

**MEACOCK & JONES**

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**



efficient  
property  
marketing

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(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>		72	78
	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		