



**MEACOCK & JONES**

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Four Bedroom semi-detached property

Located in Shenfield

**Offers over  
£875,000**



**MEACOCK & JONES**

[enquiries@meacockjones.co.uk](mailto:enquiries@meacockjones.co.uk)

[www.meacockjones.co.uk](http://www.meacockjones.co.uk)

01277 218485

# 99 Sebastian Avenue, Shenfield

Brentwood | Essex | CM15 8PP



An exceptional three/four-bedroom semi-detached home, situated in an attractive tree lined avenue, in a sought-after road in Shenfield Park. Offering a sophisticated blend of peace and proximity, this property is ideally located for easy access to Shenfield mainline railway station and shopping Broadway. The well appointed, open plan kitchen/diner and spacious rear garden, will appeal to families that are looking to move to the area.



# 99 Sebastian Avenue

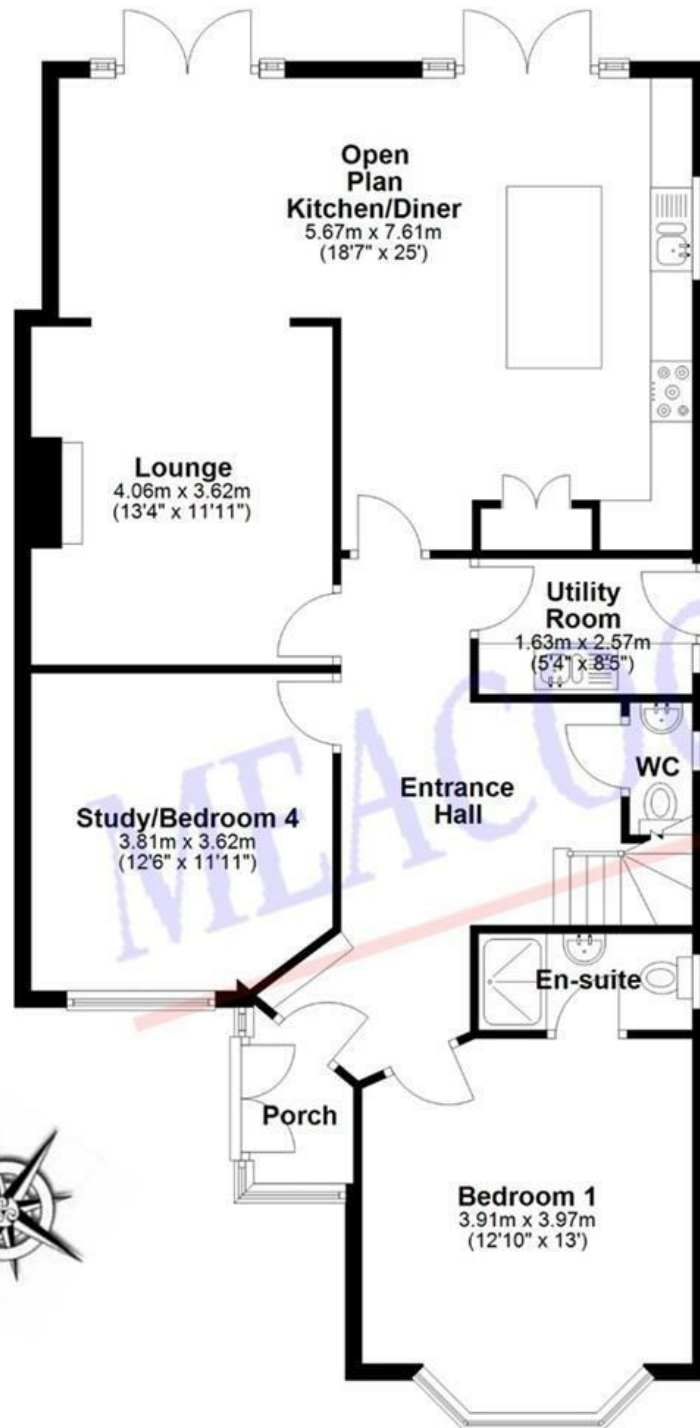
Offers Invited Over £875,000 Freehold

- Four Bedrooms
- Short Walking Distance To Shenfield Station
- Detached Single Garage
- Two Bedrooms With En-Suite Shower Rooms
- Off-Street Parking For Multiple Vehicles
- South Easterly Rear Garden
- Impressive Reception Hall
- Open Plan Kitchen/Dining/Living Area
- Potential To Extend (STPP)
- Utility Room & Ground Floor W.C

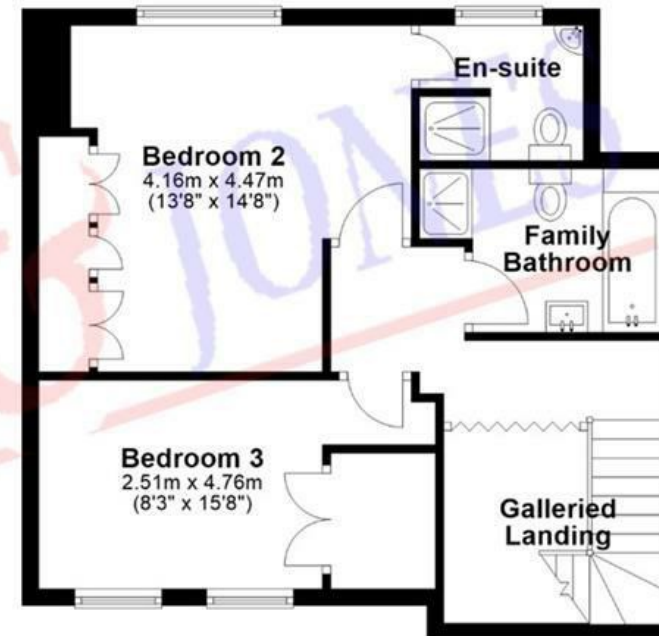




## Ground Floor



## First Floor



**APPROX INTERNAL FLOOR AREA**  
**157 SQ M 1693 SQ FT**

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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Shenfield  
Essex  
CM15 8NB

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**Council Tax Band: F**

**Local Authority: Brentwood Borough Council**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
92-91	B		
80-81	C		
69-70	D		
55-58	E		
45-49	F		
35-39	G		
No energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

