

oakheart



£375,000

Guide Price

Clifffield, Shalford, Braintree

GUIDE PRICE - £375,000 - £400,000. Situated within the picturesque village of Shalford, this extended semi-detached bungalow enjoys stunning open views across countryside and farmland to the front, offering a peaceful and scenic setting.

The property provides well-balanced and versatile accommodation throughout. Upon entry, a welcoming porch leads through to the main living areas. The spacious kitchen/diner is positioned centrally within the home, featuring a range of fitted wall and base units, ample worktop space, and room for appliances, creating an ideal space for both everyday living and entertaining. A separate utility room adds further practicality.

The lounge is a standout feature, offering a generous and light-filled space with French doors opening onto the rear garden, complemented by an attractive open fireplace creating a cosy focal point.

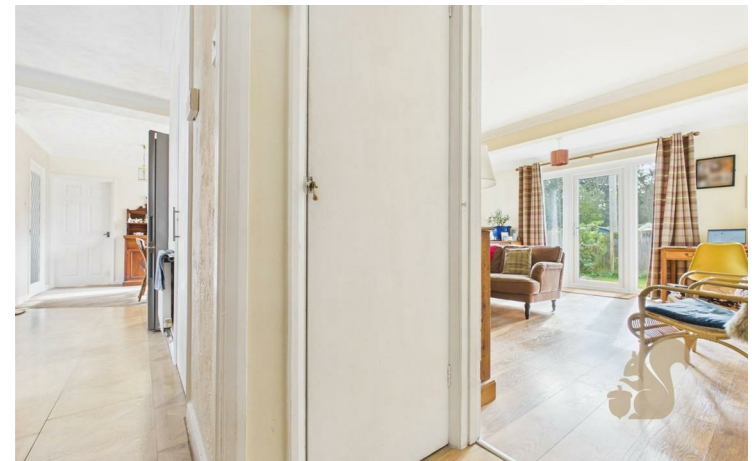
The property offers two well-proportioned bedrooms, both benefitting from natural light and built-in storage, with the principal bedroom featuring fitted wardrobes. A well-appointed family bathroom comprises of a panel bath, low-level WC and wash hand basin, while an additional cloakroom provides further convenience.

Externally, the property enjoys both front and rear gardens. To the front, a

block-paved driveway provides off-road parking and access to the property, while the rear garden is predominantly laid to lawn with a patio seating area, ideal for outdoor relaxation and entertaining. A side garden area offers additional storage space and further potential.

Of particular note are the uninterrupted countryside views to the front, enhancing the overall appeal of this charming home. Early viewing is highly recommended to fully appreciate the setting and accommodation on offer.

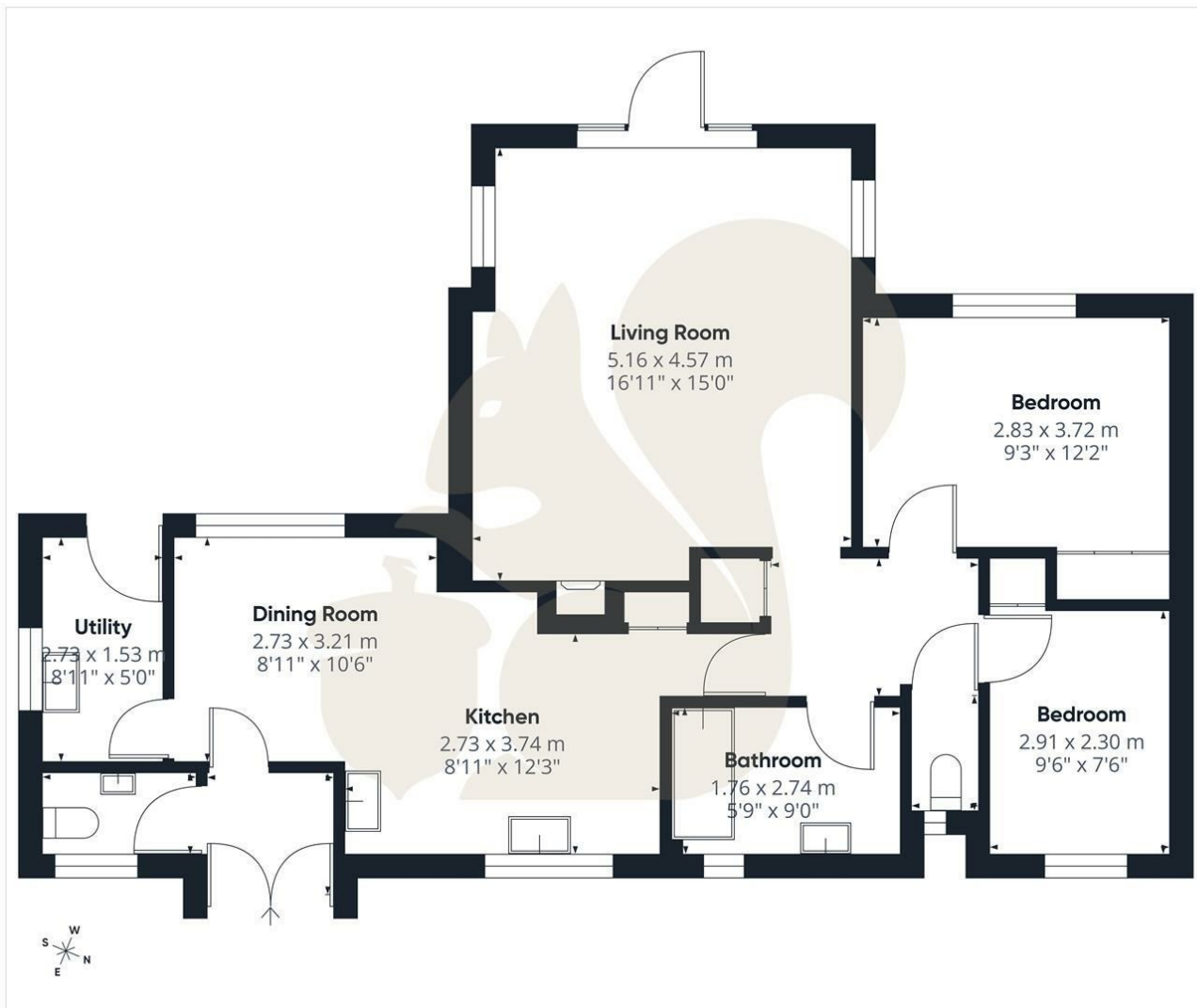
Call Oakheart today to arrange your viewing!











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GLA<sup>TM</sup>  
86.89 m<sup>2</sup>  
935.3 ft<sup>2</sup>

(1) Finished, above grade  
Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:  
  
Tenure:  
Freehold  
  
Council Tax Band:  
C

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.