



MEACOCK & JONES

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3 Bedrooms

Bungalow - Semi  
Detached

Located in Shenfield

Guide Price  
£600,000-£650,000



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# 21 St. Marys Avenue Shenfield

## Brentwood | Essex | CM15 8PY



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\*\*\* Guide Price £600,000 - £650,000 \*\*\* We are delighted to offer for sale this beautifully presented bungalow, set in a very popular part of Shenfield, being just 0.7 miles from the station, with its fast and frequent service into London, plus the benefits that the Elizabeth Line offers in addition. NO ONWARD CHAIN. The spacious porch gives access into the entrance hallway which in turn leads through to the three bedrooms. The main bedroom is positioned at the front of the property and features an attractive bay window, providing plenty of natural light and a charming focal point. The second bedroom offers generous proportions whilst the third bedroom is currently arranged as a study, making it a versatile space to suit individual needs. There is a modern fitted family bathroom with a white three piece suite.

Heading further inwards you will find the magnificent kitchen/dining/family room, a superb space flooded with natural light from the vaulted ceiling, large windows and bifold doors overlooking and leading to the rear garden. This is a fantastic room for entertaining with plenty of kitchen storage units, work top space and a feature central island, along with some integrated appliances and the benefit of underfloor heating, plus a feature open fire creating a lovely focal point for the family area.

Externally the secluded south east facing rear garden measures approximately 90' and is mostly laid to lawn, with fence surround and some mature trees and shrubs. There is also access into the garage from here, whilst to the front of the property there is additional access via the driveway along with a block paved area providing parking for two cars.

This area is highly popular with commuters and families alike, with its excellent access to the station, along with short drives to the A12 and M25, plus many excellent schooling options to choose from at all levels from nursery through to senior school, including the highly sought after St Marys Primary School.



# 21 St. Marys Avenue

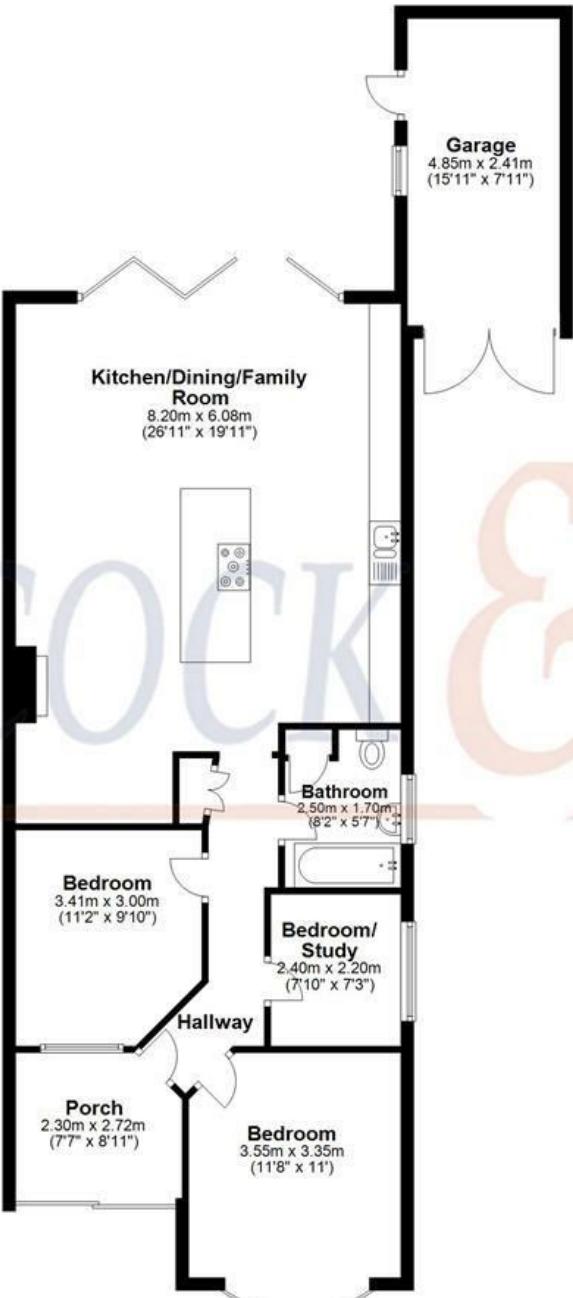
Guide Price £600,000- £650,000 Freehold

- SHENFIELD PARK LOCATION
- SEMI DETACHED BUNGALOW
- 90' SOUTH EAST FACING GARDEN
- STUNNING OPEN PLAN KITCHEN/LOUNGE/DINER
- NO ONWARD CHAIN
- THREE BEDROOMS
- POTENTIAL TO EXTEND (STP)
- GARAGE & OFF STREET PARKING
- 0.7 MILES TO SHENFIELD STATION





Ground Floor



Total area: approx. 102.0 sq. metres (1098.2 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Plan produced using PlanUp.

St Mary's Avenue

**Accommodation comprises:**

**Entrance Porch**

8'11 x 7'7

**Entrance Hallway**

**Bedroom One**

11'8 x 11

**Bedroom Two**

11'2 x 9'10

**Bedroom Three**

7'10 x 7'3

**Family Bathroom**

8'2 x 5'7

**Kitchen/Dining/Family Room**

26'11 x 19'11

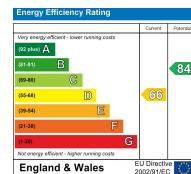
**Externally**

**Garage**

15'11 x 7'11

**Council Tax Band: E**

**Local Authority: Brentwood Borough Council**



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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