



Walkers
People & Property

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Ardleigh Court, Hutton Road, Shenfield. CM15 8LZ

£310,000



Ardleigh Court

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Positioned on the first floor of a popular development, this spacious two-bedroom apartment offers generous proportions, excellent natural light, and a practical layout totalling over 700 sq ft of internal space.

The home opens into a hallway with ample built-in storage. To the rear, a bright kitchen is fitted with white cabinetry and modern appliances. The adjoining living/dining room is impressively sized (over 18ft wide), comfortably accommodating both lounging and entertaining areas, with wide windows and French doors adding plenty of light and access to a Juliet balcony.

There are two generously sized bedrooms, with the principal room featuring an entire wall of fitted wardrobes. The second bedroom also enjoys a bright dual aspect and could easily be used as a home office or guest room.

A bathroom suite with neutral tiling, a full-length bath, overhead shower, and basin with pedestal completes the home. Additional features include gas central heating, double glazing, and residents' parking available on a first come, first serve basis.

Externally, the block is set within landscaped communal grounds and offers a peaceful, residential environment just a short distance from local shops and amenities.

Shenfield is a sought-after town, known for its direct rail link to London Liverpool Street (approx. 23 minutes) and benefitting from the Elizabeth Line (Crossrail), it offers exceptional connectivity. Shenfield's vibrant high street features boutique shops, cafes, and essential services, while nearby Chelmsford provides a broader choice of leisure and retail. The area also boasts high-performing schools, parks, and a strong sense of community - making it ideal for first-time buyers, investors, or downsizers.

Anti-Money Laundering Checks and Legal Support:

A mandatory Anti-Money Laundering (AML) check is required on all buyers and sellers and is facilitated via our legal partner at a cost of £65 per property payable upon instruction. The service also provides access to an unlimited legal advice helpline staffed by qualified solicitors to assist with any questions you may have during your moving journey, and Mover Protection which is designed to help

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Council Tax band: D

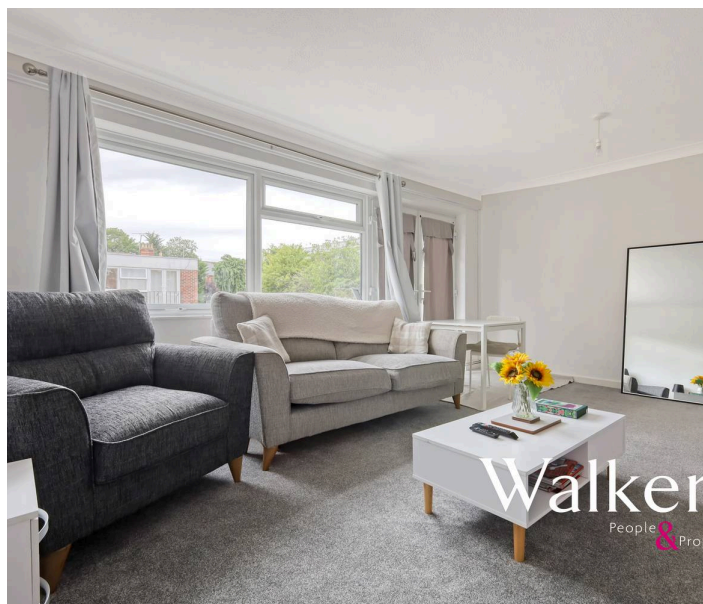
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Lease & Service Charges - 119 years remaining on lease

£1350 p/a service charge, £300 p/a ground rent

- First floor apartment
- Short walk to Shenfield Railway Station & all local amenities
- Two bedrooms
- Large living room - 18'6 x 12'11
- Landscaped communal grounds
- No onward chain





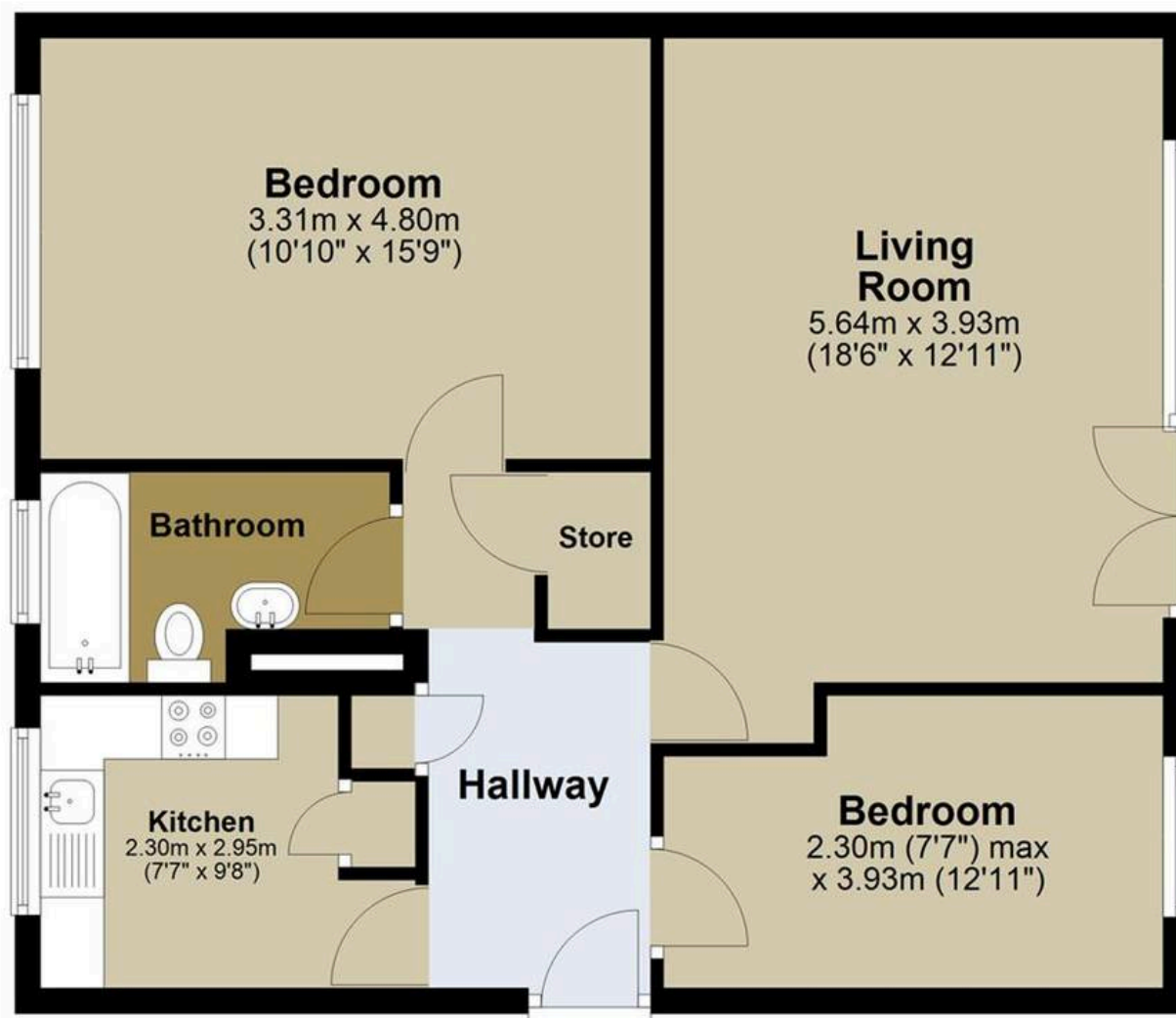




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First Floor

Approx. 65.2 sq. metres (702.1 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.

About Us

Walkers | People & Property is built on a lifelong family passion for homes. Martin, Gillian and Adam Walker lead a respected, professional team who live and breathe all aspects of property. With over 30 years of experience, we understand the moving process on a personal level and are committed to delivering exceptional results. Most of all, helping people move is our hobby, and handing over the keys to excited buyers remains our favourite moment.

Get In Touch



Browse Properties



Contact Us
01277 355005



Our Website
www.walkersstates.co.uk



Our Address
90 High Street
Ingatstone
CM14 9DW



www.walkersstates.co.uk

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Psst... Have you heard of
Walkers discreet marketing?

Many people lose out on their dream home to someone in a better position. Often, it is because they have delayed putting their house on the market, preferring to find somewhere first and then sell.

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