



Wainwright Avenue



GUIDE PRICE £425,000 - £450,000



Key Features

- CHAIN FREE
- TWO DOUBLE BEDROOMS + SMALL CHILD'S BEDROOM
- THIRD ROOM IDEAL AS STUDY / NURSERY
- APPROX. 910 SQ. FT. OF ACCOMMODATION
- IMPRESSIVE 25FT LOUNGE / LIVING AREA
- MODERN FITTED KITCHEN
- EPC rating D
- Freehold





CHAIN FREE | EXTENDED END OF TERRACE HOME | TWO DOUBLE BEDROOMS PLUS STUDY/NURSERY | GENEROUS REAR GARDEN | PARKING FOR TWO CARS

GUIDE PRICE: £425,000 - £450,000

Positioned within a popular residential area with convenient access to Hutton and Shenfield, this well-presented and improved end of terrace home offers versatile accommodation, a generous rear garden and off-street parking for two vehicles. Offered chain free, the property is particularly well suited to first-time buyers, young families or those looking for additional space to work from home.

The accommodation extends to approximately 910 sq. ft. and has been improved over recent years to create a bright and practical home.

The ground floor is centred around an impressive 25ft lounge/living area, providing excellent space for both relaxing and dining. An attractive archway leads through to the conservatory, creating an additional reception space overlooking the garden, with French doors

providing direct access outside.

The separate modern kitchen is fitted with a range of contemporary gloss units complemented by wood-effect work surfaces. An extension to the rear provides further useful space and direct access to the garden.

Upstairs, there are two well-proportioned double bedrooms, together with an additional study/nursery, offering valuable flexibility for those working from home or potentially providing a small child's bedroom. A modern family bathroom completes the first-floor accommodation.

Outside, the property continues to impress. To the front is off-street parking for two vehicles, while gated side access leads through to the rear.

The generous rear garden enjoys a good degree of privacy and is predominantly laid to lawn with established boundaries and areas suitable for outdoor seating and entertaining. A particularly useful feature is the presence of several outbuildings, offering excellent potential for storage, workshops, hobby spaces, a home gym or



playroom, subject to any necessary permissions or improvements.

The location provides a good balance between residential surroundings and everyday convenience. Hutton and Shenfield offer a wide selection of shops, cafes, restaurants and local amenities, while Shenfield's Broadway and mainline station provide excellent connections into London, including services on the Elizabeth Line. The area is also well placed for a choice of local schools and provides convenient access to surrounding towns and major road connections.

With its chain-free position, extended accommodation, two double bedrooms plus a versatile additional room, generous garden and two-car driveway, this is an attractive opportunity for buyers seeking a home they can move into and enjoy while still offering scope to adapt the space to their own requirements.



Hallway 2.2m x 0.97m (7'2" x 3'2")

Lounge 7.91m x 3.49m (26'0" x 11'6")

Kitchen 3.58m x 2.37m (11'8" x 7'10")

Boot Room 1.55m x 1.8m (5'1" x 5'11")

Conservatory 3.43m x 2.46m (11'4" x 8'1")

Bedroom 3.19m x 2.71m (10'6" x 8'11")

Bedroom 2.61m x 3.61m (8'7" x 11'10")

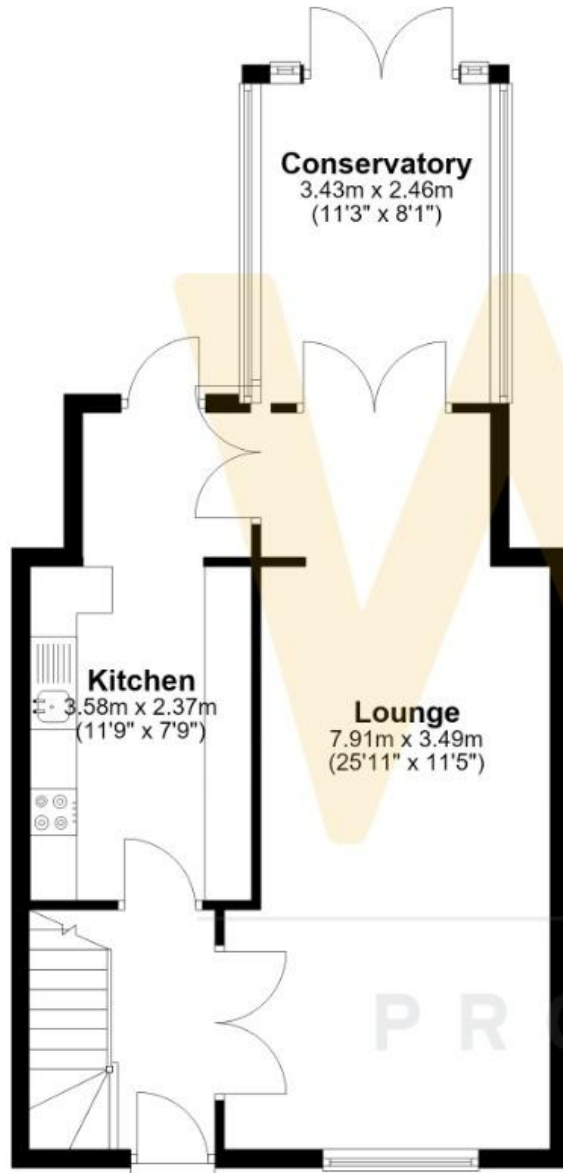
Study/ Bedroom 1.68m x 2.76m (5'6" x 9'1")

Bathroom 1.87m x 2.04m (6'1" x 6'8")



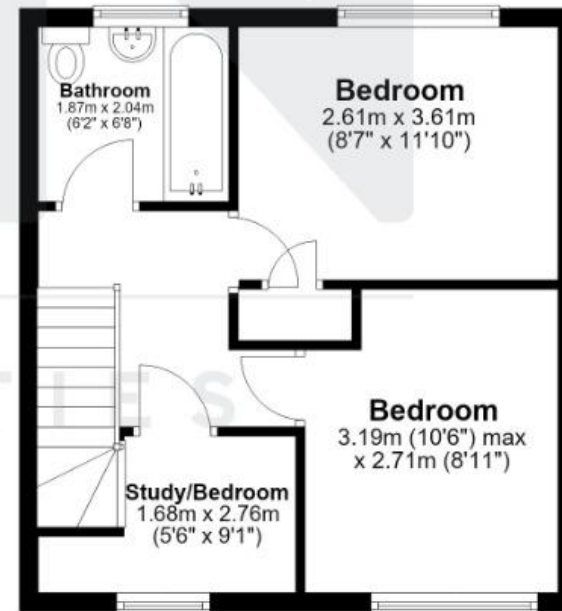
Ground Floor

Approx. 50.7 sq. metres (545.5 sq. feet)



First Floor

Approx. 33.8 sq. metres (364.0 sq. feet)



Total area: approx. 84.5 sq. metres (909.6 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

