



Holmwood Avenue, Shenfield

WN
PROPERTIES

Holmwood Avenue Shenfield

Guide Price £1,250,000 -
£1,500,000

Guide Price £1,250,000 to £1,500,000. WN Properties are pleased to offer this superb 4/5 bedroom detached house located in Shenfield Park within 0.5 miles from mainline station and ideal for family living.

The accommodation comprises; spacious open-plan family/dining/kitchen, utility room, playroom, lounge, further reception room/bedroom, study and



cloakroom. To the first floor there is a master bedroom with dressing room and en-suite, 3 further double bedrooms and stylish bathroom. Attractive garden to rear with patio, off street parking. EPC C.

Entrance Hall 33' 10" x 4' 9" (10.3m x 1.44m)

Lounge 16' 6" x 12' 9" (5.04m x 3.88m)

Reception/bedroom 5 11' 9" x 10' 0" (3.58m x 3.06m)

Study 12' 6" x 8' 1" (3.82m x 2.47m)

Cloakroom

Open plan family/dining/kitchen 28' 4" x 26' 1" (8.64m x 7.96m)

Utility room

Playroom 11' 7" x 9' 10" (3.53m x 3.00m)

First floor landing

Bedroom 2 14' 4" x 11' 11" (4.37m x 3.62m)

Bedroom 3 13' 10" x 11' 4" (4.21m x 3.46m)

Family Bathroom 11' 1" x 9' 11" (3.39m x 3.03m)

Bedroom 4 13' 7" x 11' 1" (4.13m x 3.39m)

Master bedroom 14' 10" x 13' 7" (4.52m x 4.14m)

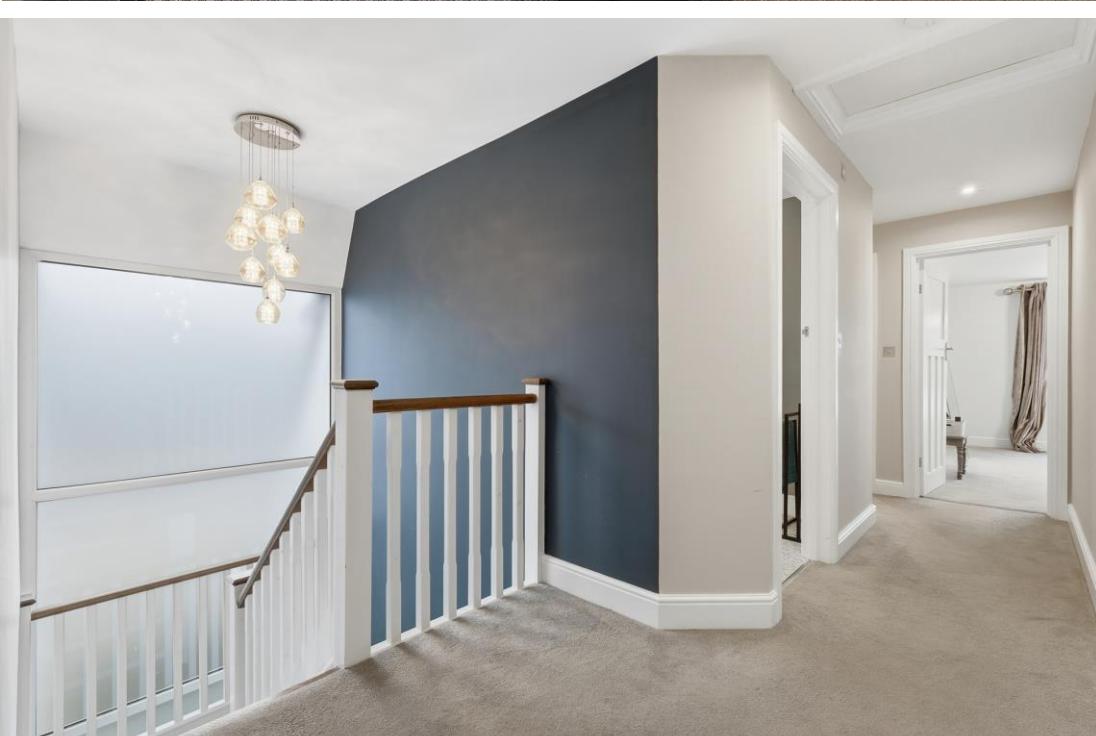
Dressing room 11' 5" x 8' 3" (3.47m x 2.52m)

Ensuite 5' 7" x 5' 6" (1.71m x 1.68m)

Rear Garden













Energy Efficiency Rating

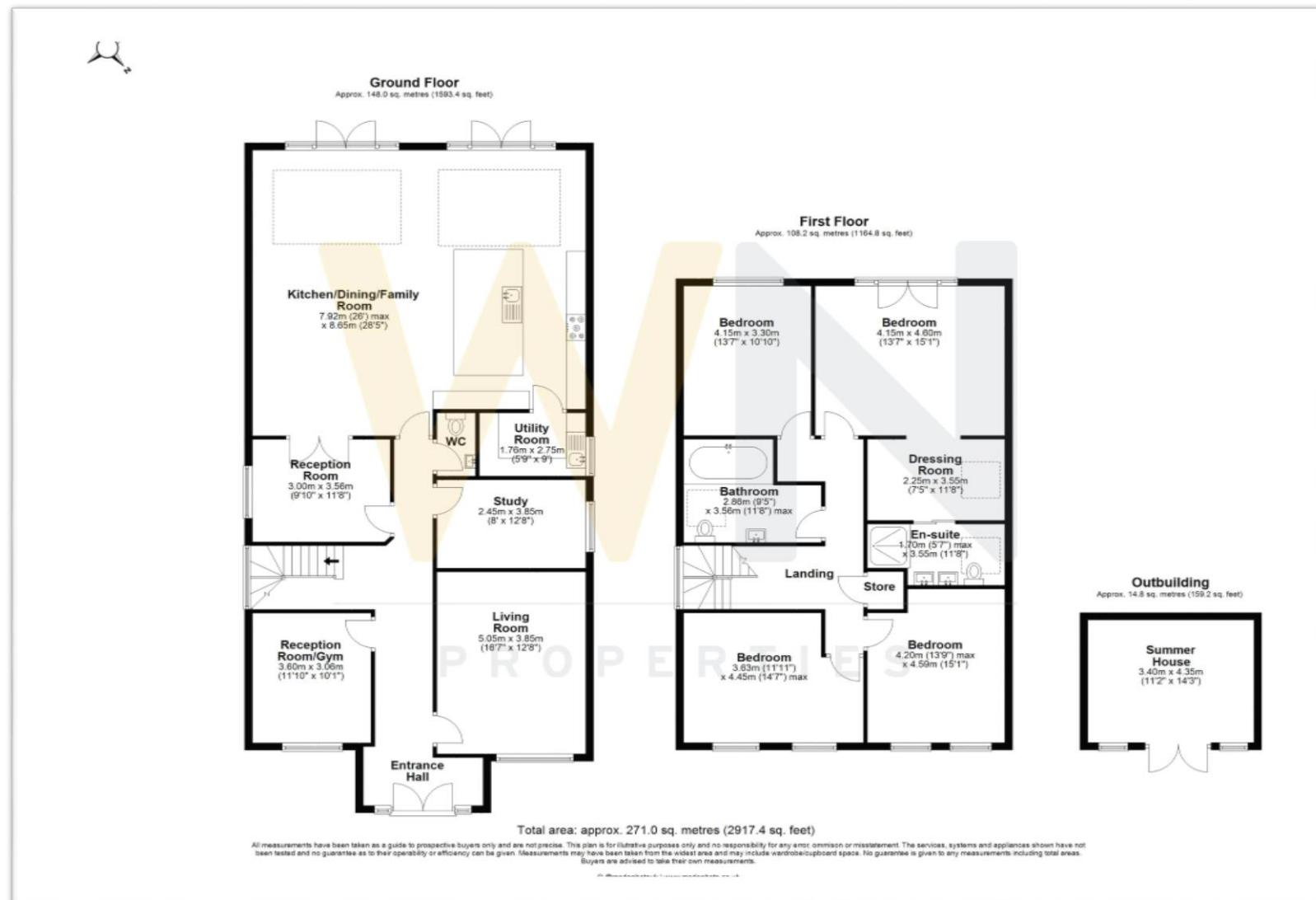
	Current	Potential
Very energy efficient - lower running costs:		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

Council Tax Band F

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