



Oliver Road, Shenfield

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Offers in Excess of £750,000

Offered for sale with no onward chain, this attractive three-bedroom semi-detached home occupies a generous corner plot in one of Shenfield's most desirable residential turnings and offers excellent potential for modernisation and extension (subject to the necessary planning consents). Ideally located just 0.6 miles from Shenfield Broadway and mainline station with its fast Elizabeth Line connections into London, the property combines convenience with exciting future potential.

The property already provides spacious and well-balanced accommodation arranged over two floors. A welcoming entrance hall gives access to a bright bay-fronted dining room via double doors, whilst to the rear an extended sitting room enjoys views over the garden with patio doors opening onto the outside space. The kitchen/breakfast room and ground floor cloakroom complete the ground floor accommodation.

To the first floor there are two well-proportioned double bedrooms, a further single bedroom, family bathroom and separate WC.



A particular feature of the property is the excellent outside space. The mature side and rear gardens enjoy a sought-after south westerly aspect, creating an ideal setting for entertaining and family enjoyment. From Sebastian Avenue, electric gates provide access to an additional driveway and detached garage, offering ample off-street parking.

The property is ideally located for Shenfield Broadway's vibrant selection of shops, cafés and restaurants, whilst highly regarded local schools are within easy reach. EPC D











Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Council Tax Band F

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APPROX INTERNAL FLOOR AREA
117 SQ M (1260 SQ FT)
OUTBUILDING 15 SQ M (160 SQ FT)

This floorplan is for illustrative purposes only and is **NOT TO SCALE**
All measurements are approximate
NOT to be used for valuation purposes
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Ground Floor

Sitting Room
6.85m x 3.65m
(22'6" x 12')

Kitchen
5.79m x 2.16m
(19' x 7'1")

Dining Room
4.83m x 3.65m
(15'10" x 12')

Entrance Hall

WC

Garage
2.54m x 5.78m
(8'4" x 18'11")

First Floor

Bedroom
3.66m x 3.65m
(12' x 12')

Bedroom
4.83m x 3.65m
(15'10" x 12')

Bedroom
2.59m x 2.16m
(8'6" x 7'1")

Bath room
2.95m x 2.16m
(9'8" x 7'1")

WC

Landing

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