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Shenfield Place, Shenfield

**WN**  
PROPERTIES

# Shenfield Place Shenfield

Offers in Excess of £800,000

Four bedroom detached family house in quiet cul-de-sac in this most popular and sought after location. Situated within 0.8 miles of Shenfield shopping Broadway, with its mainline station for London and the newly opened Elizabeth Line and in St. Mary's primary school catchment area. The accommodation comprises; downstairs cloakroom, sitting room, study, large L shaped lounge/diner and fitted kitchen. There are two, first floor double bedrooms to the front of the house, two further generous bedrooms with views over fields to the rear, all with fitted wardrobes, and a good sized family bathroom. The front garden has an independent driveway with a double length garage and access either side of the property which leads to the 70' rear garden. The property offers fantastic potential and scope for development subject to planning permission. Gas central heating and double glazed windows throughout and is offered to the market with no onward chain. EPC C.



### Entrance Hall

Part glazed entrance door. Stairs rising to first floor. Built in cupboard and doors to;

### Cloakroom

Two piece suite with obscured window to side aspect.

Study 9' 0" x 7' 8" (2.74m x 2.34m)

*to rear of cupboard.*

Built in double width storage cupboard with window to front aspect.

Sitting Room 12' 8" x 7' 9" (3.86m x 2.36m)

Window to front aspect.

Lounge/Diner 21' 0" x 12' 9" (6.40m x 3.88m) plus 9' 4" x 8' 4" (2.86 m x 2.56m)

L-shaped room with spacious lounge area overlooking the garden, Stone feature fire surround and TV stand. Window and door to rear. Dining area with window to side and door leading to kitchen.

Kitchen 11' 6" x 8' 4" (3.50m x 2.54m)

Wood style fitted base and wall cabinets with contrasting coloured formica work surfaces. Space for gas cooker, washing machine and dishwasher. Single drainer sink unit, window to rear and door to side.

### First Floor Landing

Access to large, fully boarded loft space with power. Built in storage cupboard and doors to;

Bedroom 1 12' 9" x 10' 6" (3.88m x 3.20m)

Window to front aspect. Built in wardrobes and window to side aspect.



**Bedroom 2 10' 5" x 10' 0" (3.17m x 3.05m)**

Two built in wardrobes, with window to rear aspect enjoying views beyond the garden of Merrymeade Park.

**Bedroom 3 12' 9" x 8' 0" (3.88m x 2.44m) to rear of fitted wardrobes.** Fitted wardrobes with inset for double bed, cupboards above and bedside cabinets. Window to front aspect.

**Bedroom 4 10' 4" x 9' 9" (3.15m x 2.97m)**

Two built in wardrobes, one includes airing space. Window to rear aspect with views over fields.

**Bathroom**

Three piece suite comprising bath with shower over, WC. and wash hand basin. Part tiled walls and window to side aspect.

**Externally**

There is an independent driveway to the front of the property providing off street parking and access to the double length garage. The front garden is laid to lawn with rose borders and a path that leads to the entrance of the house. Access either side of the property leads to the 70' rear garden which commences with a two tier patio leading to the lawn with shrub borders, vegetable garden area and two garden sheds.

**Garage**

Double length garage with up and over door. Window to rear with door leading onto patio.



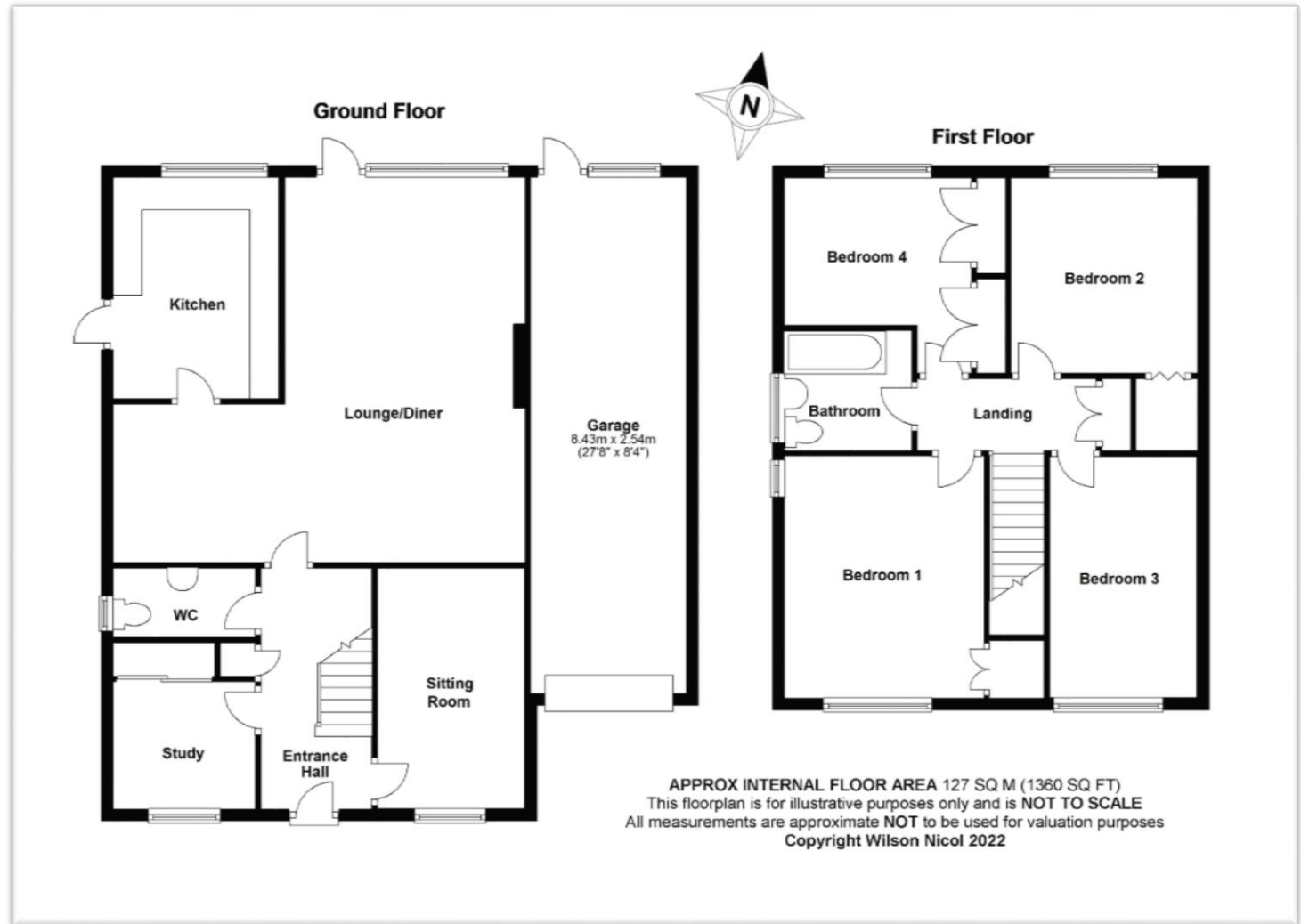




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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