



Shenfield Place, Shenfield

Shenfield Place Shenfield

£995,000

This attractive four-bedroom detached house is a must-see for anyone looking for a spacious and well-presented family home. Situated in a quiet cul-de-sac on the highly sought-after Shenfield Place development, this property offers a spacious hall, cloakroom, lounge leading to an extended dining room area, study and kitchen/breakfast room. The master bedroom is a particular highlight, featuring fitted wardrobes and an en-suite shower room. There are also three further bedrooms and a family bathroom, providing plenty of space for a growing family. The property also benefits from a garage with an electric up and over door, providing secure off-street parking. One of the key advantages of this property is its convenient location. St Mary's primary school is just a short distance away (subject to acceptance), making it an ideal choice for families with young children. Shenfield shopping Broadway is also within easy reach, offering a wide range of shops and amenities. For those commuting to London, the mainline station provides a fast and frequent service, including the Elizabeth line for the West End and Heathrow Airport beyond. EPC E.



Entrance Hall

Double glazed entrance door with matching side panel. Glazed panelled double doors with bevelled edge glazing to lounge and further doors to;

Claokroom

Two piece white suite, part tiled walls and window to side aspect.

Study 9' 6" x 6' 9" (2.89m x 2.06m)

Window to front aspect and coving to ceiling.

Lounge 19' 8" x 11' 8" (5.99m x 3.55m)

Picture window and double glazed door overlooking the rear garden. Feature fire surround and coving to ceiling. Open plan access to;

Dining Room Area 16' 7" x 11' 3" (5.05m x 3.43m) max.

Window to rear and french doors to side. Coving to ceiling.

Kitchen/Breakfast Room 15' 6" x 8' 7" (4.72m x 2.61m)

Fitted with a range of cream coloured base and wall units. Space for refrigerator and dishwasher. Ceramic hob and inset oven beneath. Windows to front and rear aspects. Space for washing machine and tumble dryer. Amtico flooring. Door to side.

First Floor Landing

Return staircase from hallway, window to front aspect and doors to;

Bedroom 1 20' 6" into door recess x 11' 7" narrowing to front of wardrobes (6.24m x 3.53m)

Windows to side and rear aspects. Fitted wardrobes to door recess area and door to;

En-suite Shower

Modern fitted suite with large shower enclosure, wash hand basin with cupboards beneath and WC. Heated chrome ladder towel rail, part tiled walls and window to side aspect.

Bedroom 2 14' 7" to front of fitted wardrobes x 10' 2" (4.44m x 3.10m)

Fitted wardrobes across one wall and window to rear aspect.

Bedroom 3 11' 8" x 7' 8" (3.55m x 2.34m)

Windows to the front and side aspect.

Bedroom 4 11' 6" x 7' 7" (3.50m x 2.31m)

Window to front aspect.



Family Bathroom

P-shaped shower bath with fitted shower screen. WC. and wash hand basin. Chrome heated towel rail, tiled walls and window to front aspect.

Externally

At the front of the property the garden is laid to lawn with a circular flower and shrub bed and adjacent independent driveway leading to garage with built in storage cupboard at the side housing the gas fired boiler. Side access the other side of the property leading to the rear garden. The rear garden enjoys a south/west aspect and commences with a split-level paved patio leading to a good size lawn with flower and shrub beds and a conifer screen to the rear boundary.

Garage

Electric up and over door, butler sink and pedestrian door to rear garden.









Energy Efficiency Rating

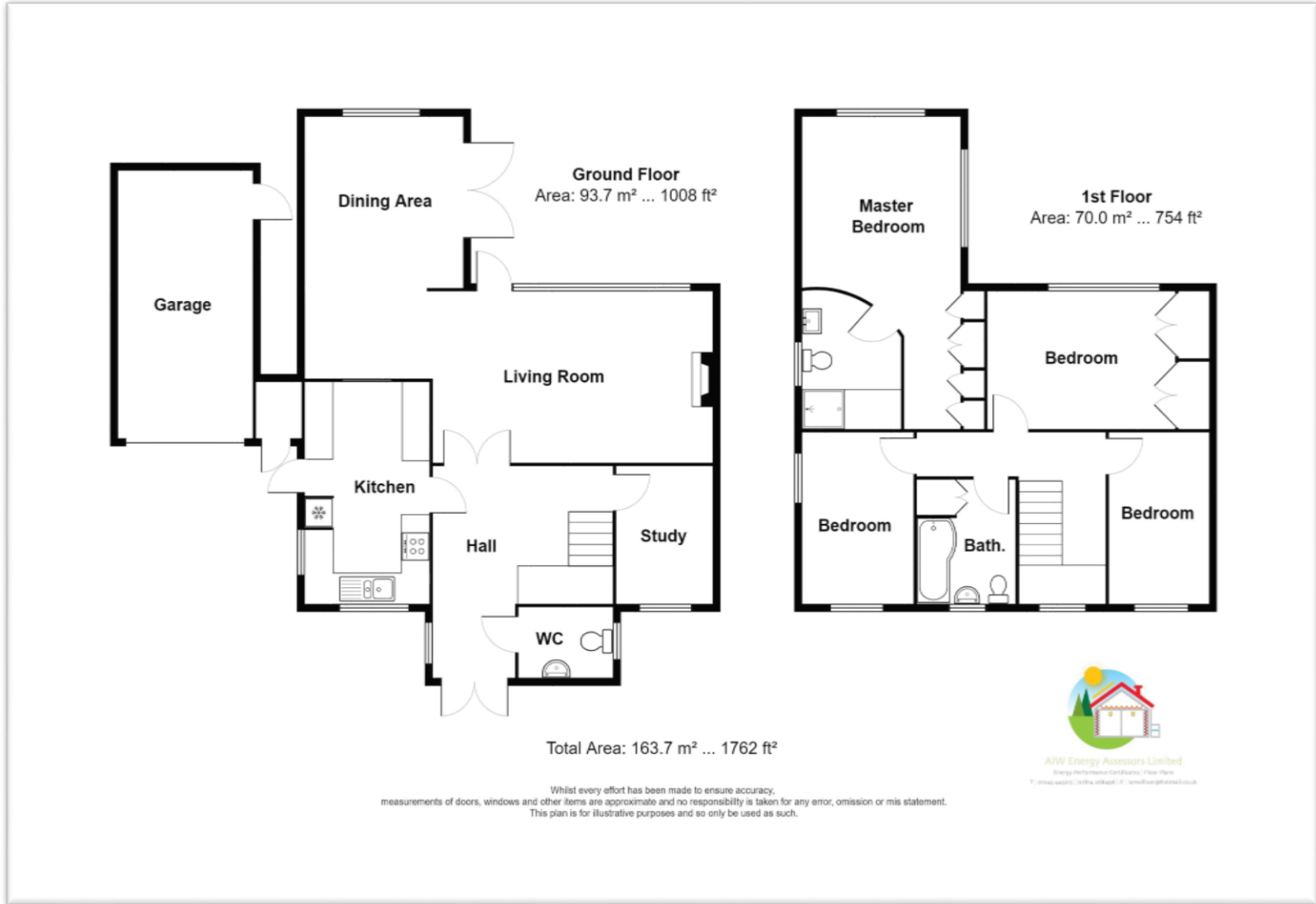
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Council Tax Band G

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