



Oliver Road, Shenfield

Oliver Road Shenfield

£625,000

Attractive three bedroom extended semi detached house situated in a popular location convenient for the shopping Broadway and mainline railway station including the Elizabeth line to Heathrow, West End, and beyond. There is scope for further extension subject to the usual Local Authority consents. Lounge with bay window, dining room leading to a sun lounge, kitchen and ground floor cloakroom. Three first floor bedrooms and refitted modern shower room. Charming south west facing rear garden and parking on the front driveway. No onward chain. EPC D.



Entrance Porch

UPVC double glazed door and windows, door to;

Entrance Hallway 15' 7" max x 4' 9" max (4.75m x 1.45m)

Part glazed door with attractive stained glass side windows, stairs to first floor with under stairs storage cupboard, radiator concealed in cover with adjacent cupboard and electrical consumer unit. Doors to;

Lounge 15' 1" into bay x 12' 3" max (4.59m x 3.73m)

Attractive bay window to front, feature fire surround and hearth, coving to ceiling and two radiators.

Dining Room 12' 6" max x 10' 5" max (3.81m x 3.17m)

Wall mounted inset electric fire, picture rail, radiator. UPVC double glazed door and glazed side panels to;

Conservatory 9' 0" x 8' 9" (2.74m x 2.66m)

Polycarbonate roof, wooden glazed windows, door to garden, radiator.

Lobby

Accessed from hallway, door to side, storage cupboard to one wall with space for slimline washing machine, radiator. Door to;

Cloakroom

Concealed cistern WC, wash hand basin with mixer tap and double glazed window to side.

Kitchen 10' 7" x 7' 9" (3.22m x 2.36m)

Base, wall and drawer units with contrasting work surface, incorporating single drainer, one and a quarter bowl stainless steel sink. Electric hob, oven below and cooker hood above. Tiled splashback, wall mounted Vaillant boiler, space for appliances, double glazed window to rear.

First Floor Landing

Window to side, part galleried spindled balustrade, doors to;

Bedroom One 15' 3" into bay x 11' 7" max (4.64m x 3.53m)

Attractive bay window to front, radiator, coving to ceiling.



Bedroom Two 12' 0" x 11' 2" to rear of wardrobes (3.65m x 3.40m)

Sliding wardrobes to one wall incorporating hanging rail, shelving and hot water cylinder. Radiator, window to rear.

Bedroom Three 7' 10" x 6' 10" (2.39m x 2.08m)

Radiator concealed in cover, wood flooring, picture rail and window to front.

Shower Room

Recently re-fitted with vanity wash hand basin, with storage below and fitted mirrored storage cabinet above, close coupled WC, walk in shower with glazed screen and folding door. Tiled effect wall panels, towel warmer, two windows to rear.

Externally

Parking on front with gated access to;

Rear Garden

Commencing with a covered side area which is 6ft 6" wide and outside water tap. The remainder of the garden has a large paved patio which leads to a lawned area with attractive, well stocked flower and shrub borders.

AGENT'S NOTE

We are advised by the sellers that the property benefits from spray foam installation into the loft space. Supporting installation documentation is available to view at the office.









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(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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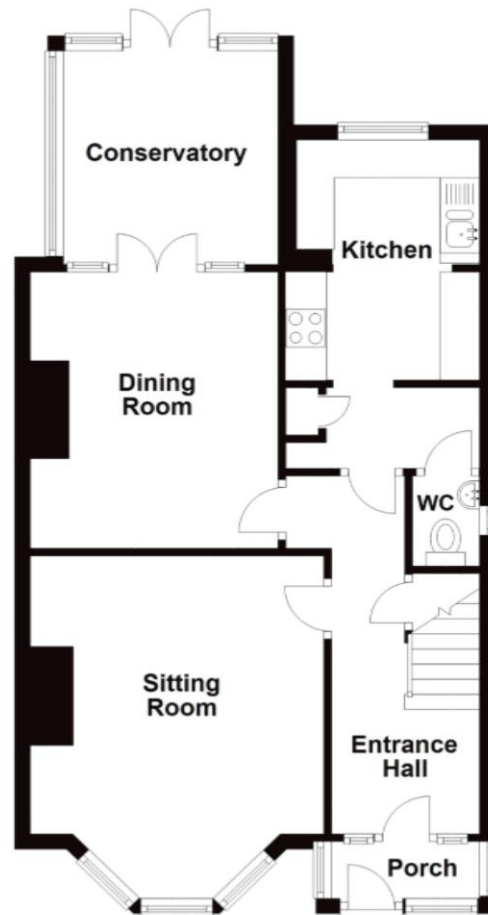
Council Tax Band E

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Ground Floor



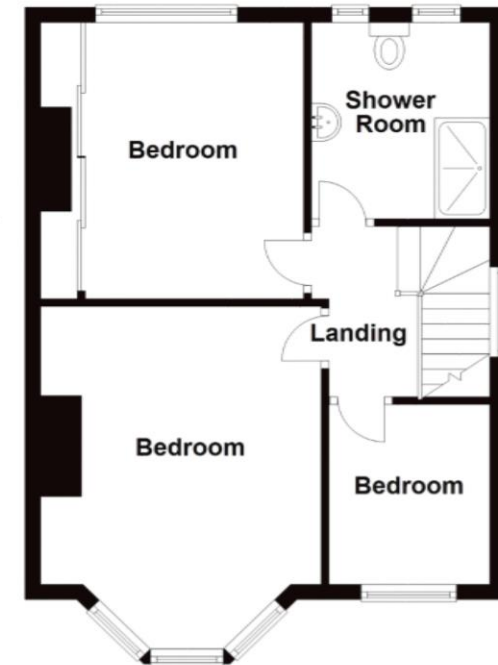
APPROX INTERNAL FLOOR AREA

103 SQ M (1110 SQ FT)

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First Floor



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