



Oliver Road, Shenfield



# Oliver Road Shenfield

**Guide Price £700,000 - £720,000**

Ideal three bed semi detached house situated in the ever popular Shenfield Park area of Shenfield close to all local amenities. Extended lounge/diner with superb vaulted ceiling overlooking a west facing rear garden. Re-fitted ground floor cloakroom and modern gloss fronted kitchen. Master bedroom with fitted wardrobes and refitted en-suite shower. Two further bedrooms and modern family bathroom. Off-street parking leading to an integral garage and side access to a sunny, south west facing rear garden with superb cabin/garden room that would make an ideal home office or gym. Local schools including Shenfield and Long Ridings are nearby and Shenfield shopping Broadway with mainline railway services, including the Elizabeth Line are a convenient 0.6 miles distant. The property also offers the added advantage of planning consent, ref 22/00602/HHA Apr 22 to provide a fourth bedroom and en-suite loft conversion as well as convert part of the garage to a utility room. EPC D.



### Entrance Hallway

Hardwood double glazed door to entrance hallway, stairs rising to first floor with spindled balustrade and under stairs storage cupboard. Doors to;

### Cloakroom

Re-fitted with a modern two piece suite comprising WC and wash hand basin with cupboard beneath. Part tiled walls and window to side aspect.

### Dining Room 17' 0" x 12' 6" (5.18m x 3.81m)

Decorative fire surround and hearth with inset gas fire, radiator, and multi-paned door to hallway. Open to;

### Lounge 15' 10" x 11' 9" x 15' 10" (4.82m x 4.82m)

A superb addition to the property with vaulted ceiling and multiple windows overlooking the charming garden, wall mounted spotlights and radiator.

### Kitchen 11' 1" x 8' 8" (3.38m x 2.64m)

Fitted with contemporary style gloss fronted base units, wall cupboards and drawers with attractive quartz work surface and up stand. One and a half bowl stainless steel sink with mixer tap incorporating water filter tap, space for dishwasher, Siemens induction hob, Siemens double oven below, quartz splash back and wide stainless steel extractor hob. Integrated fridge, useful breakfast bar with space for stools below, window to front and door to integral garage.

### First Floor Landing

Built in airing cupboard with shelving, doors to;

### Bedroom One 17' 4" to rear of wardrobes x 11' 5" to rear of wardrobes (5.28m x 3.48m)

Built in wardrobes to two walls with overhead storage, two radiators, two windows to front aspect, door to;

### En-suite Shower Room

Re-fitted with modern suite comprising; tiled shower cubicle with glazed door, wash hand basin with cupboard beneath and WC. Ceramic tiling to walls and floor and extractor fan.

### Bedroom Two 12' 9" x 9' 8" (3.88m x 2.94m)

Window to rear aspect, radiator.

### Bedroom Three 12' 9" x 7' 2" (3.88m x 2.18m)

Loft access, radiator, window to rear.





### Family Bathroom

Close coupled WC, vanity wash hand basin with storage below, panelled bath with shower above and glass shower screen, ceramic tiling to walls and floor, extractor fan, chrome towel warmer and window to side.

### Garage 17' 3" x 7' 7" (5.25m x 2.31m)

Power and light connected, space for multiple appliances and plumbing for washing machine, up and over door.

### Externally

The front of property has a driveway providing parking for two cars, outside water tap, side gated access to rear garden, which is mainly laid to lawn, with a westerly aspect and mature shrub beds and fencing to boundaries. Paved patio across the rear of the house and to the rear of the garden there is a superb garden room that is wired for wi-fi and would make an ideal home office, gym or playroom. Attached to the garden room is a separate storage room for garden furniture etc.













## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	64	
(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

Council Tax Band E

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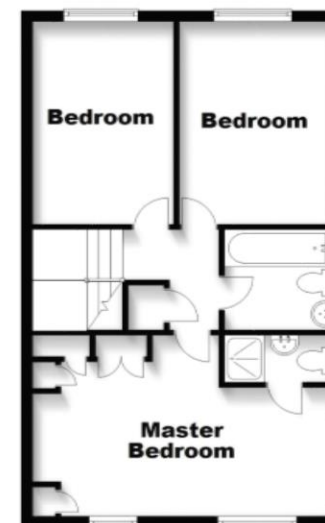
### Ground Floor

Approx. 73.9 sq. metres (795.6 sq. feet)



### First Floor

Approx. 49.3 sq. metres (531.0 sq. feet)



**Total area: approx. 123.2 sq. metres (1326.6 sq. feet)**

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurement of doors, windows and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes and only should be used as such.

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