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York Road, Shenfield



# York Road Shenfield

£399,995

Ground floor, newly refurbished two-bedroom maisonette, located in an excellent location close to Shenfield Broadway. Re-fitted kitchen with quartz work surfaces and appliances, including dishwasher, fridge, induction hob with an extractor fan above and inset oven beneath. This leads to a rear conservatory with a freezer (still to be installed) and plumbing for a washing machine. The shower room has been renewed with a contemporary fitted suite including shower cubicle. New internal doors, wood effect and carpeted flooring with new double glazing, make a comfortable and modern living space. The property includes the added benefit of off-street parking and a rear patio garden. Ideal location close to Shenfield Broadway that offers an extensive range of shopping facilities including, cafes, bars and the mainline railway station for a fast and frequent rail service to London as well as the Elizabeth Line for the West End and Heathrow airport beyond. No onward chain. EPC C.



#### Entrance Hall

Wood effect flooring, built in storage cupboard and hardwood doors lead to;

Lounge *12' 7" x 10' 2" (3.83m x 3.10m)*

Window to front aspect. Carpeting.

Kitchen *9' 7" x 7' 0" (2.92m x 2.13m)*

Fitted with gloss front base and wall cupboards complimented by quartz work surfaces with integrated slimline dishwasher, fridge, induction hob with

extractor above and inset oven beneath. Door to;

Conservatory *6' 8" x 5' 3" (2.03m x 1.60m)*

Freestanding freezer (to be installed) and space for washing machine. Door to garden.

Bedroom 1 *10' 10" x 10' 2" (3.30m x 3.10m)*

Window to rear aspect.

Bedroom 2 *10' 8" x 8' 6" (3.25m x 2.59m)* into bay.

Bay window to front aspect.

#### Shower Room

Shower cubicle, wash hand basin with cupboard beneath, WC, chrome heated towel rail and window to rear aspect.

#### Externally

Allocated parking space to front and shared side access leading to the rear garden. The garden is intended to have an enclosed fence surround and will be shingled.

#### Agents Note

Tenure - Leasehold, term to be advised

Ground Rent - To be advised







**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

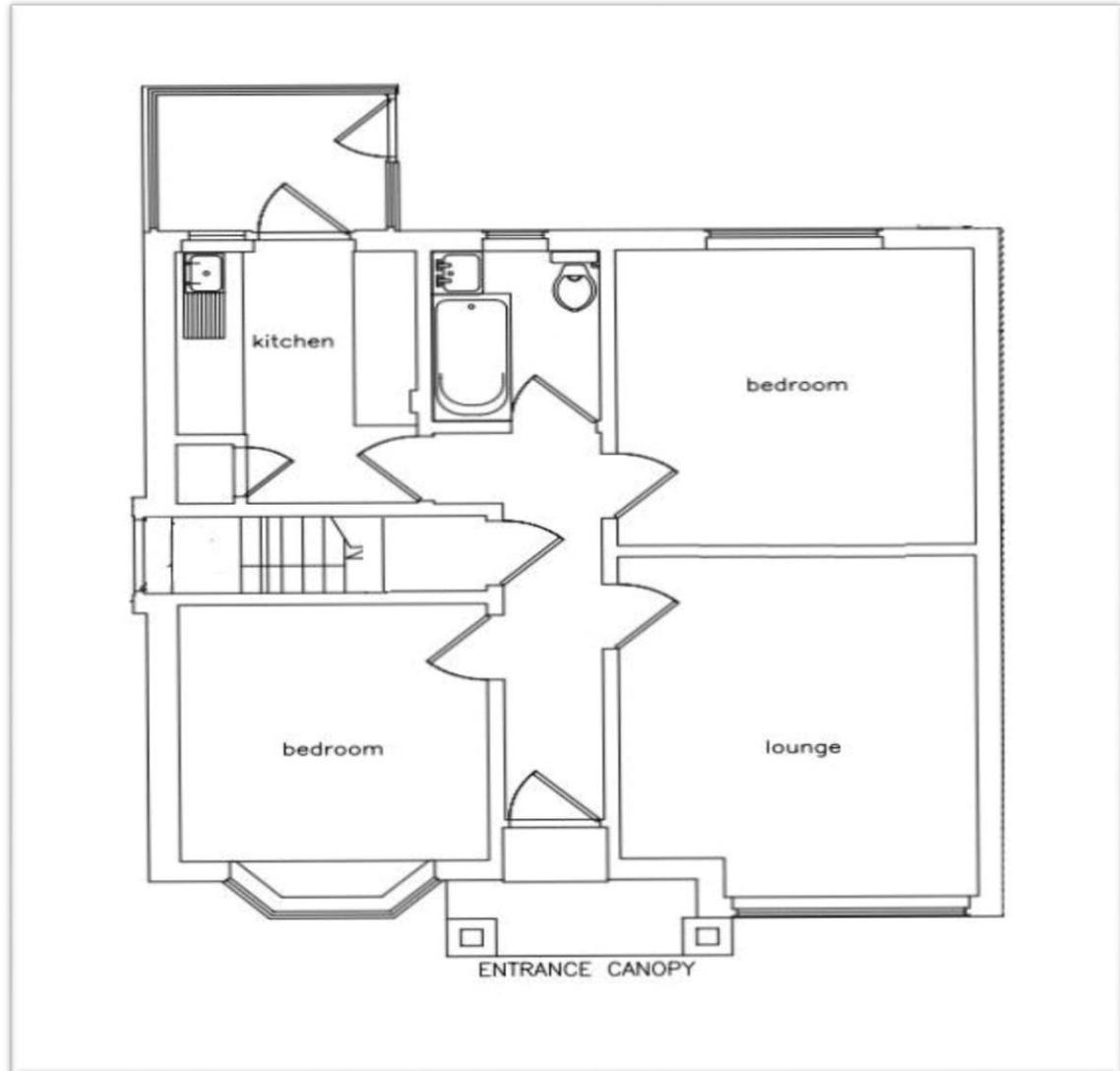
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