



63 Kilworth Avenue, Shenfield

Brentwood

Guide Price £950,000

farsons



## 63 Kilworth Avenue

Shenfield, Brentwood

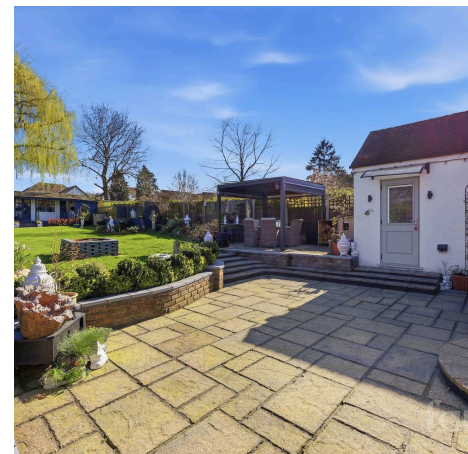
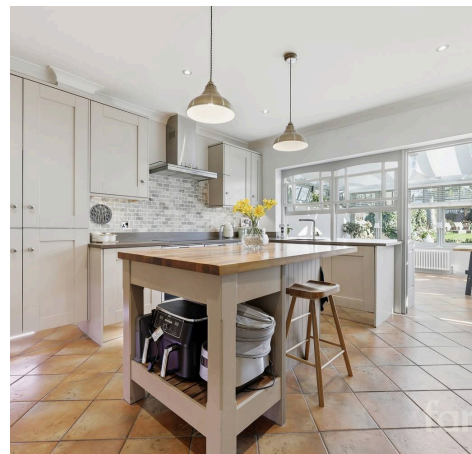
SOLD SUBJECT TO CONTRACT PRIOR TO  
PUBLICATION GUIDE PRICE £950,000 – £995,000.  
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Shenfield mainline station and shopping  
broadway is just 0.5 miles away
- Expansive landscaped garden
- Open plan living area
- Modern kitchen with integrated appliances
- Kitchen island with seating
- Off-road parking (driveway)
- Conservatory with garden access
- Modern bathrooms with walk-in showers
- Wood-burning stove
- Access to St Marys School (sta)





**Entrance Hall**

**Kitchen/Breakfast Room**  
12' 7" x 15' 1" (3.83m x 4.59m)

**Living Room**  
14' 8" x 20' 3" (4.46m x 6.16m)

**Dining/Sun Room**  
24' 11" x 13' 0" (7.60m x 3.95m)

**Bedroom 1**  
13' 9" x 11' 2" (4.19m x 3.40m)

**Bedroom 2**  
12' 10" x 11' 0" (3.91m x 3.35m)

**Bathroom**  
8' 10" x 6' 5" (2.70m x 1.95m)

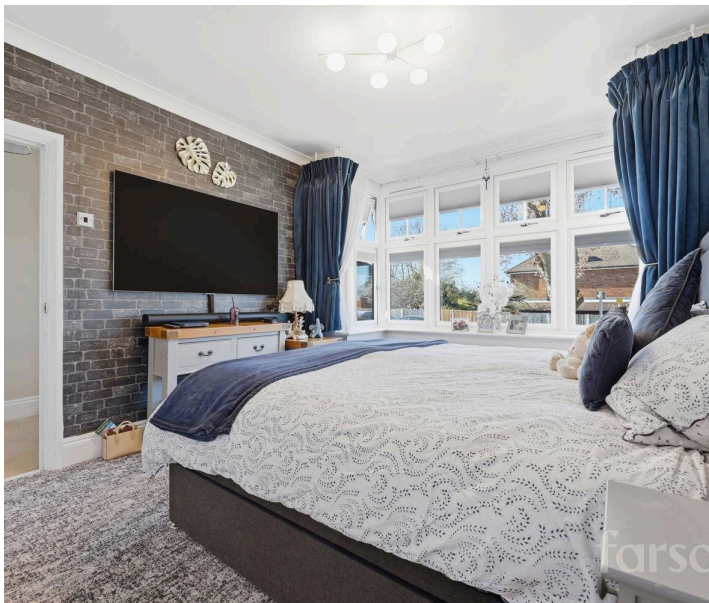
**Bedroom 3 upstairs**  
14' 1" x 23' 9" (4.29m x 7.23m)

**En-suite**  
5' 10" x 8' 2" (1.79m x 2.50m)

**Garage**  
8' 2" x 17' 1" (2.50m x 5.20m)

**Garden Store**  
9' 6" x 9' 8" (2.90m x 2.95m)

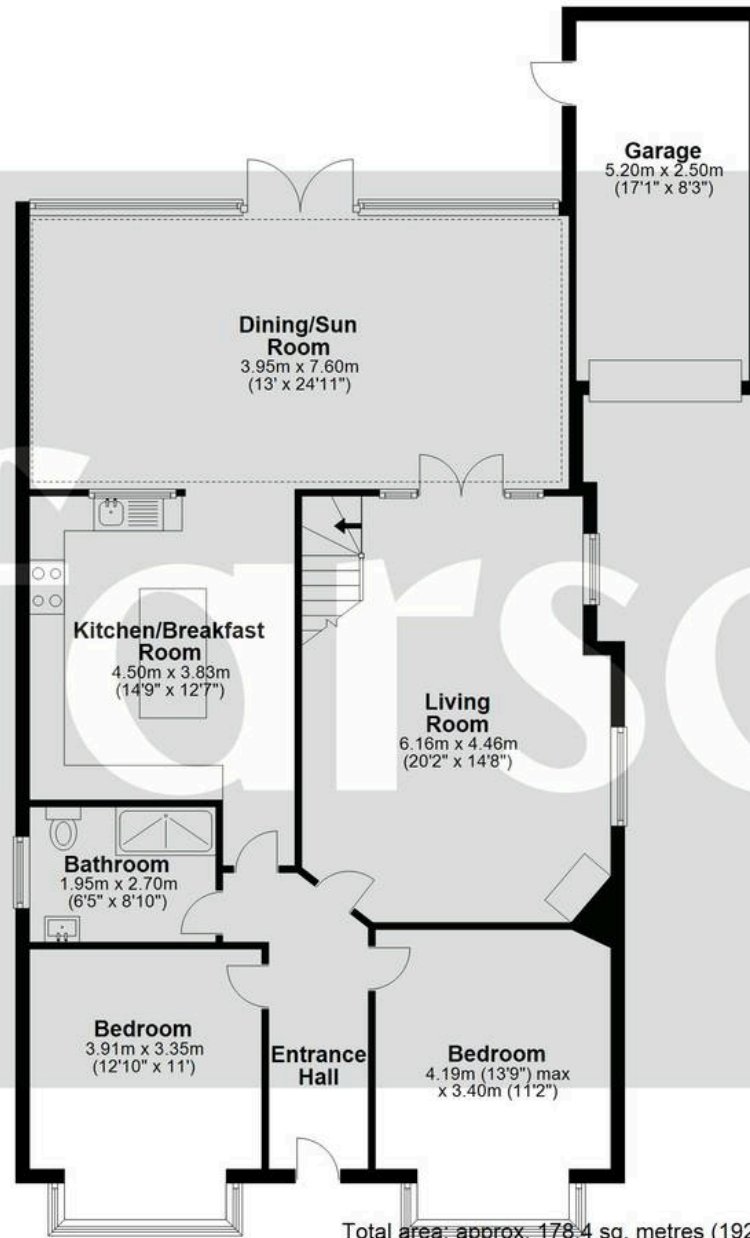
**Summer House**  
15' 9" x 9' 8" (4.80m x 2.95m)





### Ground Floor

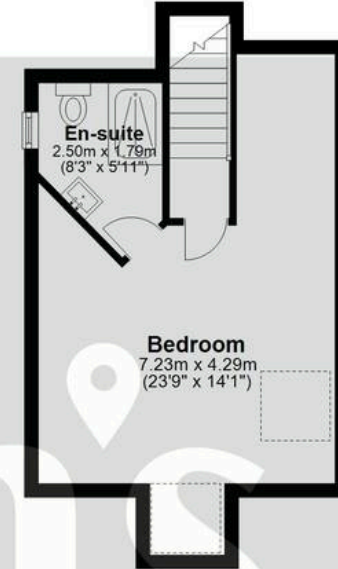
Approx. 128.0 sq. metres (1378.1 sq. feet)



Total area: approx. 178.4 sq. metres (1920.5 sq. feet)

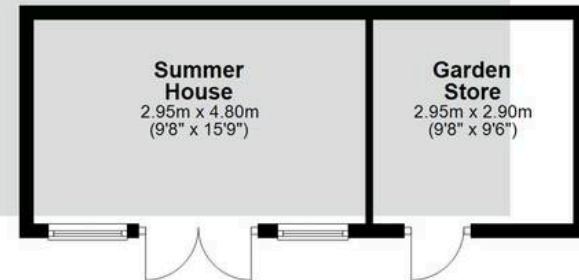
### First Floor

Approx. 27.4 sq. metres (294.8 sq. feet)



### Outbuilding

Approx. 23.0 sq. metres (247.7 sq. feet)



All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.