



23 Friars Avenue, Shenfield

Brentwood

Guide Price £750,000

for sale



23 Friars Avenue

Shenfield, Brentwood

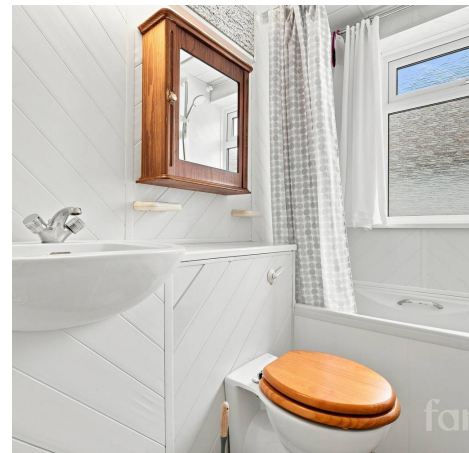
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Spacious rear garden with mature trees
- Off-road parking and good size driveway
- Attached tandem garage
- Multiple large windows with abundant natural light
- Shenfield station and shopping Broadway is 0.2 miles away
- Access to St Marys School (sta)
- Beautiful wood fire stove in living room





Entrance hall

Living Room

19' 9" x 11' 7" (6.03m x 3.53m)

Dining Room

11' 7" x 7' 6" (3.53m x 2.29m)

Kitchen

13' 4" x 10' 4" (4.06m x 3.14m)

Utility Room

6' 1" x 5' 9" (1.85m x 1.74m)

Study

11' 1" x 10' 6" (3.39m x 3.19m)

Bathroom Downstairs

6' 10" x 4' 9" (2.09m x 1.46m)

Bedroom 1

12' 1" x 11' 7" (3.69m x 3.53m)

Bedroom 2

11' 7" x 11' 2" (3.53m x 3.41m)

Bedroom 3

10' 6" x 7' 2" (3.19m x 2.18m)

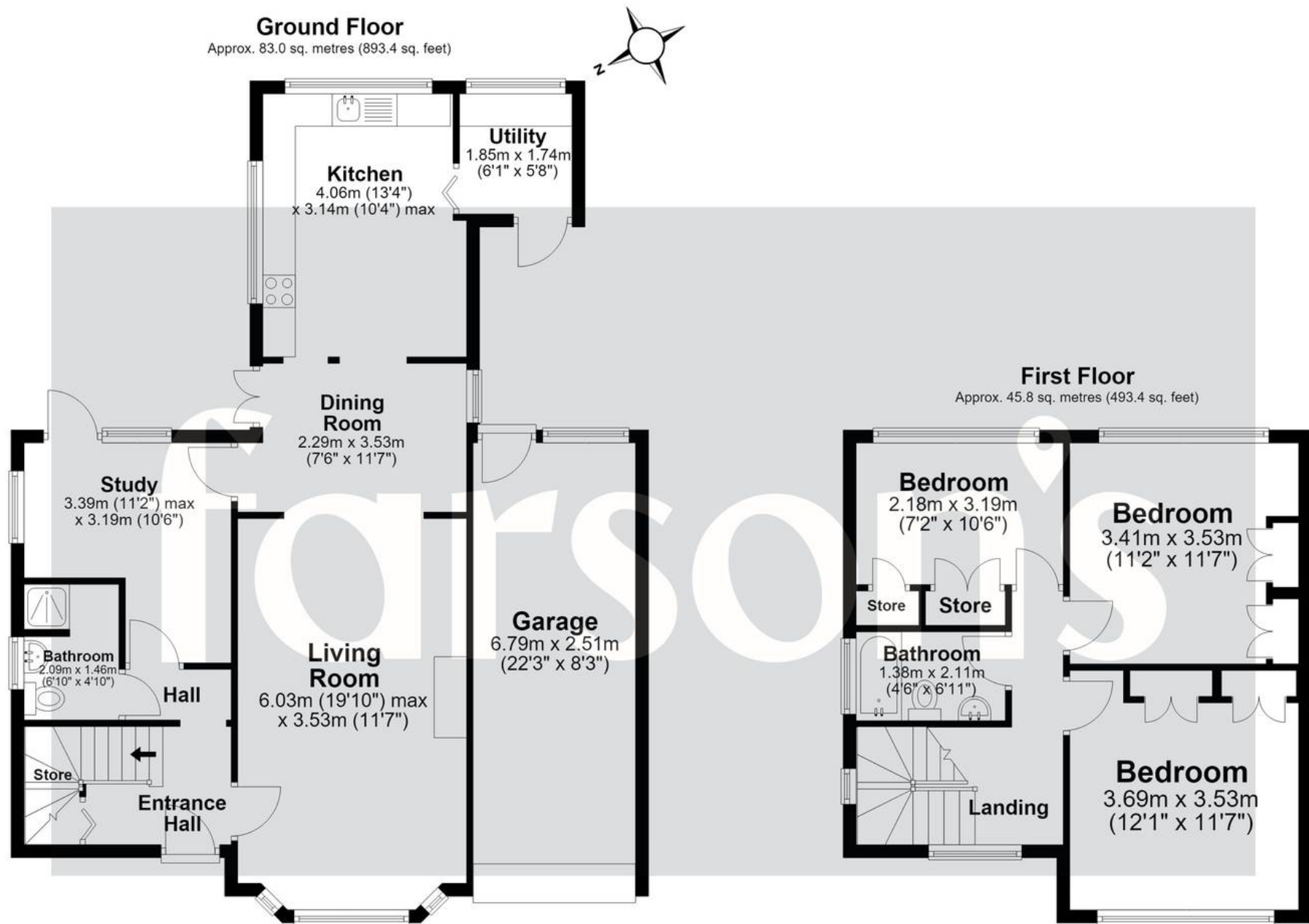
Bathroom

6' 11" x 4' 6" (2.11m x 1.38m)

Garage

22' 3" x 8' 3" (6.79m x 2.51m)





Total area: approx. 128.8 sq. metres (1386.7 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.

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Friars Avenue