



Henton Kirkman
- Residential -

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Hunter Avenue, Shenfield

Price £625,000

Looking for a shorter working day? This smart, fully renovated, 3 bedroom Semi in the ever sought after 'Shenfield Park' area will be of huge interest to London Commuters, being literally on the same road as Shenfield Railway Station Car Park, the Station an easy 500 metres stroll down the street and across the car park in the morning. As well as appealing to City workers, families will also be drawn to the good local schools and the close proximity of the home to Shenfield Broadway (the towns' High Street), which the railway station sits next to. The property itself has been subject to a comprehensive program of refurbishment and enlargement, the finished result impressive and to a high specification.

To the Ground Floor, the spacious Hall leads off to the front Lounge, separate Study/Playroom, ground floor Shower Room and the centrepiece of the home: a stunning 'Hub-of-the-Home' open plan Kitchen/Dining/Family Room with contrasting Greys, Shaker Style kitchen units, an open Fireplace and tri-folding Doors, that really bring the outside in during the summer months. Upstairs are the three bedrooms and main Bathroom. Further features include Gas Central Heating via radiators, upvc double glazed windows, integrated appliances in the kitchen, an integrated Washing Machine in the ground floor Shower room, well-appointed bathroom suites and tiling, all new Oatmeal carpets or 'whitewashed' Grey Oak wood laminate flooring, a 2 car Front Drive, detached Garage accessed via the additional shared side Drive and a lovely 94ft Rear Garden. Keys are held for an immediate viewing, which this beautifully finished home certainly warrants.



HALL 13ft 7' max x 8ft 1' (4.1m x 2.5m) - A nice wide hall with a smooth plastered ceiling and inset downlighting (as found throughout the property). Oak internal doors with brushed steel handles and a sumptuous deep pile Oatmeal carpet, which extends into all rooms bar the kitchen and bathroom. The focal point is the turning staircase with its Oak handrail and glass balustrades, which rises to the first floor.

LOUNGE 15ft 7' max x 11ft (4.7m x 3.4m) - The eyes will be drawn to the curving walk-in bay window of this bright and sunny front living room.

STUDY/PLAYROOM 10ft 6' x 6ft 5' (3.2m x 2m) - This versatile front room has an almost full width front window for maximum light.

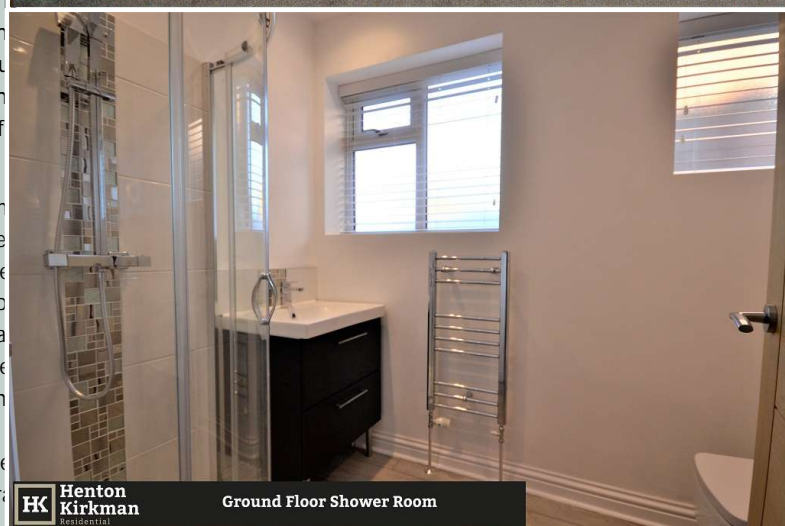
OPEN PLAN KITCHEN/DINING/FAMILY ROOM 20ft 5' x 14ft 10' (6.2m x 4.5m) - The stunning Heart-of-the-Home. There is plenty of open space on the left for both a sizeable table and chairs and a sofa, with the open Fireplace the focal point. A wide set of Tri-fold doors open out to the large Garden, fabulous in the warm summer months, especially for large scale entertaining and the lovely whitewashed light Oak laminate flooring is perfect for this heavy traffic area, it's hard wearing and looks great.

A confection of heritage charm with a modern twist, the gorgeous contrasting Greys of the Shaker-style kitchen units with solid timber doors, are blended with White Marble effect worktops and a host of appliances including a rather swish Leisure Cuisinestmaster Dual Fuel Range Cooker (5 burner gas hob including a wok burner and cast iron griddle plate, 3 Ovens: main 63L Fan Oven, 2nd Tall 79L fan oven and a 3rd 33L combination Oven/Grill). Further features within the kitchen units include an integrated Fridge/Freezer and a Dishwasher, pull out Larder and the large Island unit which incorporates a seat Breakfast Bar. Within a matching cupboard is the highly efficient yet compact Vokera Riello Easi-Heat Plus Gas Boiler, serving the Gas Central Heating via Radiators and hot water.



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Lounge



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Ground Floor Shower Room



SHOWER ROOM 8ft x 5ft 1' (2.4m x 1.5m) - Such a good size that there is room for a matching kitchen cabinet to house the A+++ rated Whirlpool washing machine, tucked nicely out of the way. The suite itself has a large ceramic basin sitting on an attractive black/brown 'wood grain' freestanding Washstand with stainless steel legs, a close coupled WC and a corner Shower incorporating a stylish overhead Rainfall type shower head with a separate handset for extra flexibility. Two windows give plenty of light and the wood effect floor tiling and chrome towel radiator give the finishing touch.

MASTER BEDROOM 11ft 8' x 10ft (3.6m x 3m) - A fine size double bedroom enjoying a pleasant outlook over the surrounding gardens.

BEDROOM TWO 11ft 8' x 9ft (3.6m x 2.7m) - Another rear double bedroom enjoying the nice outlook.

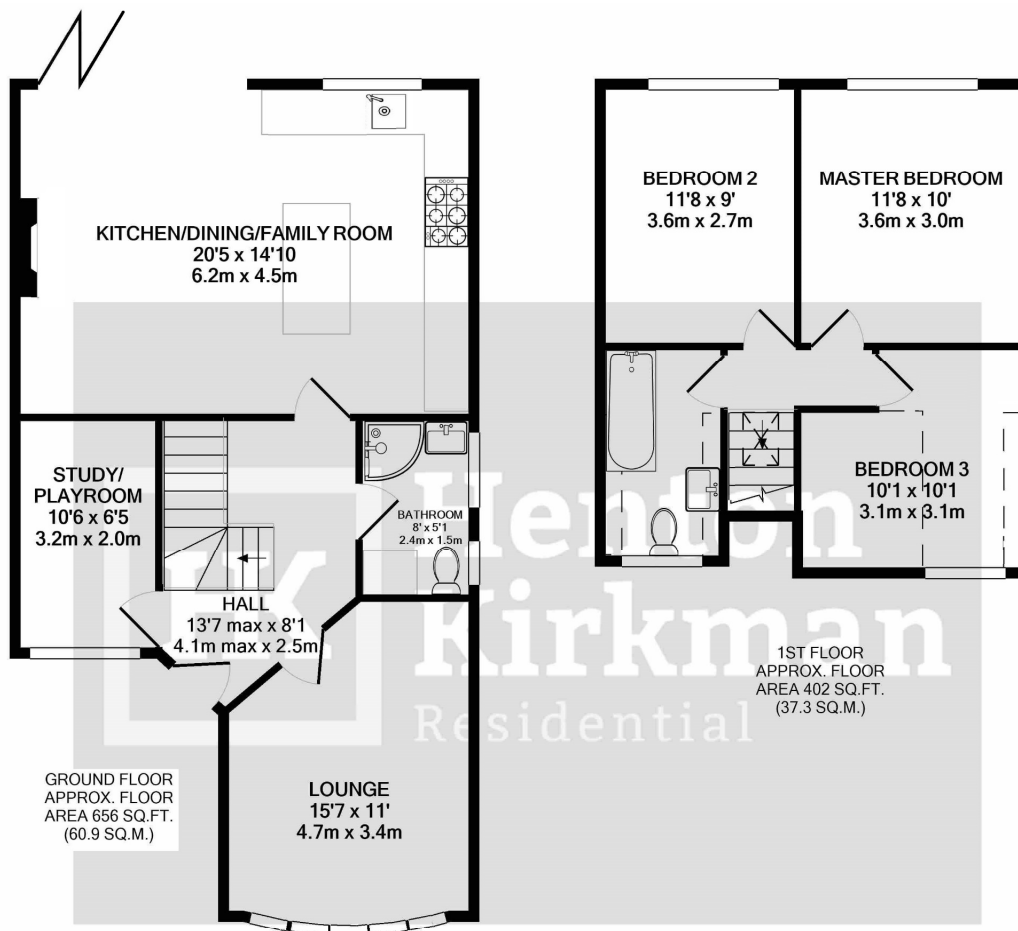
BEDROOM THREE 10ft 1' x 10ft 1' max (3.1m x 3.1m) - As found throughout the home, the sugar white walls and new Oatmeal carpet of this front bedroom give a fresh modern look, as well as a blank canvas for the adventurous.

BATHROOM 9ft 7' x 5ft 7' (2.92m x 1.7m) - Beautifully appointed, the white suite comprising (like the ground floor shower room) a large ceramic basin sitting on an attractive black/brown 'wood grain' freestanding Washstand with stainless steel legs, a close coupled WC and Bath with mixer taps with a shower attachment. There's a front window, attractive wood effect floor tiling and chrome towel radiator.

EXTERIOR – FRONT - Part of the front has been block paved and will take two cars side by side. A shared drive leads up to the detached single Garage

EXTERIOR - REAR GARDEN 94ft (28.65m) - A lovely size garden which opens wider behind the garage.





TOTAL APPROX. FLOOR AREA 1058 SQ.FT. (98.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Whilst every care has been taken in the preparation of these details, they are for guidance purposes only and no guarantee can be given to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies can inadvertently occur. The agents have not tested the appliances or central heating and interested applicants are advised to make their own investigations.

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