



Clune Court, Shenfield

Offers in excess of £750,000

EPC:C

ESTABLISHED 1894
**Hilbery
Chaplin**



The Property

The property is offered with no onward chain, the benefit of a Share of Freehold as well as the current owners extending the lease to 999 years unexpired.

This property can be found on the first floor, accessed via a lift (or stairs) facing out overlooking the beautiful Shenfield Green. Enter the property into the large hallway with storage, into the particularly spacious lounge/diner, which benefits from two south-facing balconies, perfect for your morning tea and watching the world go by with a sunny aspect all day long.

Both the kitchen and main bathroom have been modernised in recent years with the fitted kitchen benefiting from integrated appliances and the main bathroom having a spacious walk-in shower and being fully tiled.

There two double bedrooms, both with fitted wardrobes and overlooking the lovely communal gardens to the rear, the main bedroom also has an ensuite bathroom suite for added convenience.

Externally, the property comes with a garage which has an electric 'up and over' door and the communal gardens are a lovely place to relax and socialise, the property is accessed through a video security entry phone system to the front and rear of the building.

An exceptionally well presented and extremely spacious two-bedroom, two-bathroom apartment in the highly regarded Clune Court. For further details and to arrange a viewing call 01277 262600.

Don't miss making this beautiful apartment your new home, call us today to arrange your viewing.

Council Tax Band F. EPC rating C.



Location and approximate mileages

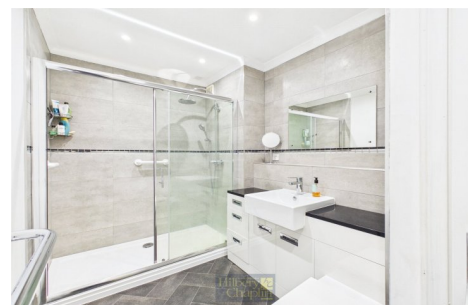
Shenfield station	0.2 miles
Brentwood high street	1.5 miles
A12	1.7 miles
M25 (Junction28)	3.2 miles
Stanstead Airport	27 miles
Gatwick Airport	50 miles

Clune Court is in Hutton Road, situated approximately three miles from Junction 28 of the M25 motorway with direct access from the A12.

Shenfield is smaller and quieter than neighbouring Brentwood, and proves popular with families for its good schools, local societies, sport activities, golf clubs, bowling, parks, country walks, and many more.

Shenfield high street offers local shops and restaurants, as well as having a mainline railway station to London Liverpool Street, with the Elizabeth line improving the links to central London and extend the line to Whitechapel, Farringdon, Tottenham Court Road, Bond Street, Paddington, and Heathrow.

If you do want a more hustle and bustle high street Brentwood is only 1.5 miles away where you will find a further array of shops, boutiques, coffee shops, pubs, bars, and restaurants, along with Sainsbury's supermarket and Marks & Spencer.





Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

1320 ft²

122.6 m²

Balconies and terraces

60 ft²

5.5 m²

Reduced headroom

5 ft²

0.5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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