



Holmwood Avenue, Shenfield

Guide Price £1,250,000 - £1,300,000

ESTABLISHED 1894
**Hilbery
Chaplin**



The Property - As you step inside this beautiful, well designed and modernised five-bedroom property, you are greeted by a spacious hallway with access to two large bedrooms that benefit from built in wardrobes, to the front of the home with beautiful bay windows looking out onto the avenue. The sizeable kitchen/diner has plenty of storage, space for an American style fridge freezer and range cooker. Accompanied by a breakfast bar and space for a large family table with stunning skylight, into the sizeable lounge with two sets of bi-folding doors leading out onto the terrace. The downstairs is completed by a four-piece bathroom suite, utility room, additional room which is currently used as a study and small garage/storage area to the front with an up and over door.

Upstairs you will find a considerable sized principal bedroom suite that benefits from an ensuite shower room, walk in wardrobe space and ample storage. There are a further two double bedrooms, both with built in cupboards. An additional separate shower room finishes the upstairs off.

Externally the property benefits from a large drive with parking for up to five vehicles, fitted bollards for added protection, an EV charger and house security system. To the rear the glorious garden measures 120' x 40' approximately and commences with an elevated patio area providing fantastic seating and entertaining space with steps down to the remainder which is predominately laid to lawn, with numerous shrubs and beds to borders. There is a substantial timber garden house.

Holmwood Avenue is situated within walking distance of Shenfield Secondary School, St. Marys Primary School, Shenfield station with the Elizabeth Line, and numerous shops, bars and restaurants.

Council Tax Band F. EPC rating C.

FOR FURTHER DETAILS AND TO ARRANGE A VIEWING CALL: 01277 262600

A beautifully presented and spacious home in the heart of Shenfield within 0.4 miles of Shenfield station and Broadway.



Location and approximate mileages

Shenfield high school	0.4mile
Shenfield Station	0.5 mile
A12	1.2 miles
M25	3.3 miles
A127	5 miles

Holmwood Avenue is in Shenfield, just 0.4 miles to Shenfield railway station and Shenfield Broadway with shops such as coffee shops, restaurants and public houses, Co-Op, Tesco, and Library.

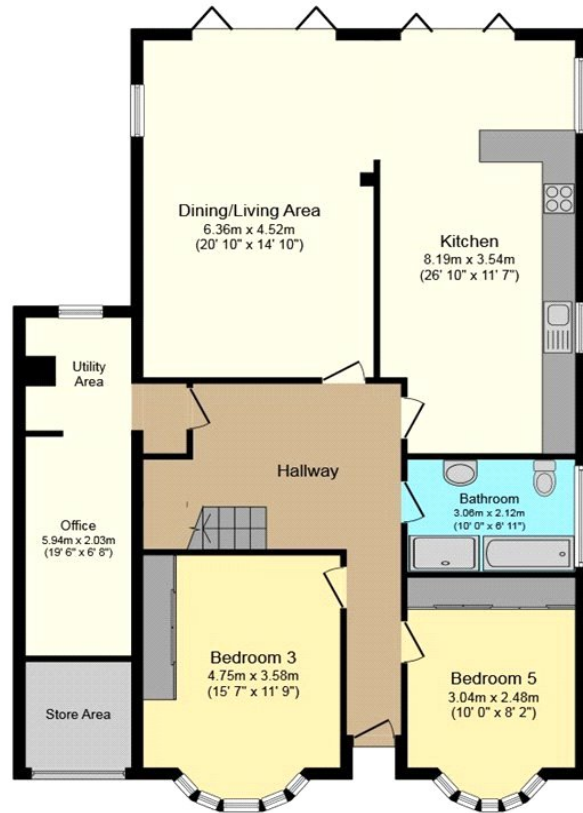
A broader range of shopping facilities and recreational pursuits can be found at the nearby town of Brentwood.

The area is well known for exceptional schools both state and private including Long Ridings school, Shenfield High School being just one mile away, Brentwood School both preparatory and senior, St. Martins plus many more schooling options.

There are gyms, leisure facilities galore, children's parks, and country parks to enjoy the outdoor open walks.

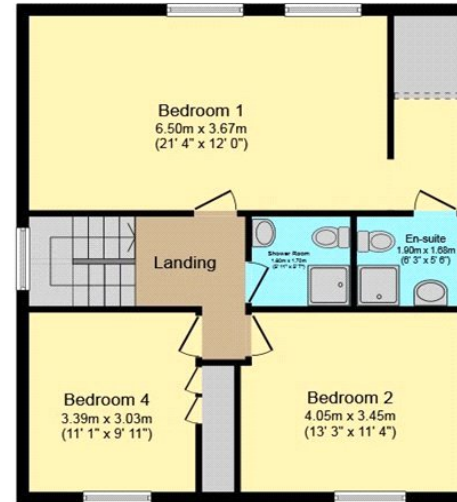
The Elizabeth line has improved the links to central London with the extended line to Whitechapel, Farringdon, Tottenham Court Road, Bond Street, Paddington, and Heathrow.





Ground Floor

Floor area 126.1 sq.m. (1,357 sq.ft.) approx



First Floor

Floor area 70.2 sq.m. (755 sq.ft.) approx

Total floor area 196.3 sq.m. (2,112 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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