



43 Hunter Avenue
Shenfield
£335,000

MEACOCK & JONES

43 Hunter Avenue, Shenfield, Essex, CM15 8PE

A bright and spacious two bedroom ground floor maisonette located in a most desirable position in the very heart of Shenfield, within a stones throw of the shopping Broadway and mainline railway station providing a fast and frequent service to London Liverpool Street. The property is offered with no onward chain and has the benefit of a long lease and privately owned southerly garden terrace.

A UPVC wood effect front door with obscure double glazed leaded light insert opens to:-

ENTRANCE PORCH

Tiling to floor. Light. From here a secondary glazed wood panelled door opens to the:-

ENTRANCE HALL

An 'L' shaped entrance hall. Wood effect flooring. Coved cornice to ceiling. Radiator. Double doors open to a wide cupboard fitted with shelving.

LOUNGE/DINER

17' x 11'2 (5.18m x 3.40m)

A bright and spacious room illuminated by UPVC double glazed sliding patio doors that lead outside to the privately owned garden to the rear through the lean to/conservatory. Coved cornice to ceiling. Wood effect flooring. A central focal point is a contemporary style electric fire with marble surround and hearth with oak bressumer. Coved cornice to ceiling. Radiator with decorative cover.

LEAN TO/CONSERVATORY

10'10 x 3'4 (3.30m x 1.02m)

A pleasant addition to this well proportioned maisonette of UPVC construction with polycarbonate roof. Continuation of wood effect flooring. UPVC double glazed windows face the rear and both side elevations. A UPVC double glazed door leads to the private owned southerly terrace.

BEDROOM ONE

14'9 x 10' (4.50m x 3.05m)

A very good size double bedroom drawing light from a wide UPVC double glazed window that faces the front elevation. Radiator. Coved cornice to ceiling. Wood effect flooring.

BEDROOM TWO

11'5 x 7'6 (3.48m x 2.29m)

A large second bedroom fitted with a white UPVC double glazed window to the front elevation. Radiator. Coved Cornice to ceiling. Wood effect flooring.

KITCHEN

9'10 x 9'6 (3.00m x 2.90m)

A sunny kitchen fitted with a range of light gloss units that comprise base cupboards, drawers and matching wall cabinets along three walls. A rose granite effect worktop incorporates a stainless steel one and a quarter bowl single drainer sink unit with mixer tap and tiled splashbacks. Integrated appliances to remain include a fan assisted oven with four ring gas cooker above with concealed extractor unit over. Recess for washing machine and dishwasher. Space for freestanding refrigerator. Radiator. Complementary coffee coloured tiling to the floor. Coved cornice to ceiling. UPVC double glazed window faces the privately owned terrace to the rear. Double glazed door leads outside. Wall mounted gas fired boiler provides heating and hot water. Coved cornice to ceiling.

BATHROOM

6'8 x 5'4 (2.03m x 1.63m)

The bathroom comprises a panel enclosed bath with mixer tap and this has been fitted with a wall mounted shower attachment. Tall heated towel rail. Circular wash hand basin with mixer tap. Close coupled WC. Tiling to full ceiling height with decorative border and contrasting tiling to the floor. Coved cornice to ceiling. Extractor fan. UPVC obscure double glazed window faces the side elevation.

FRONT GARDEN

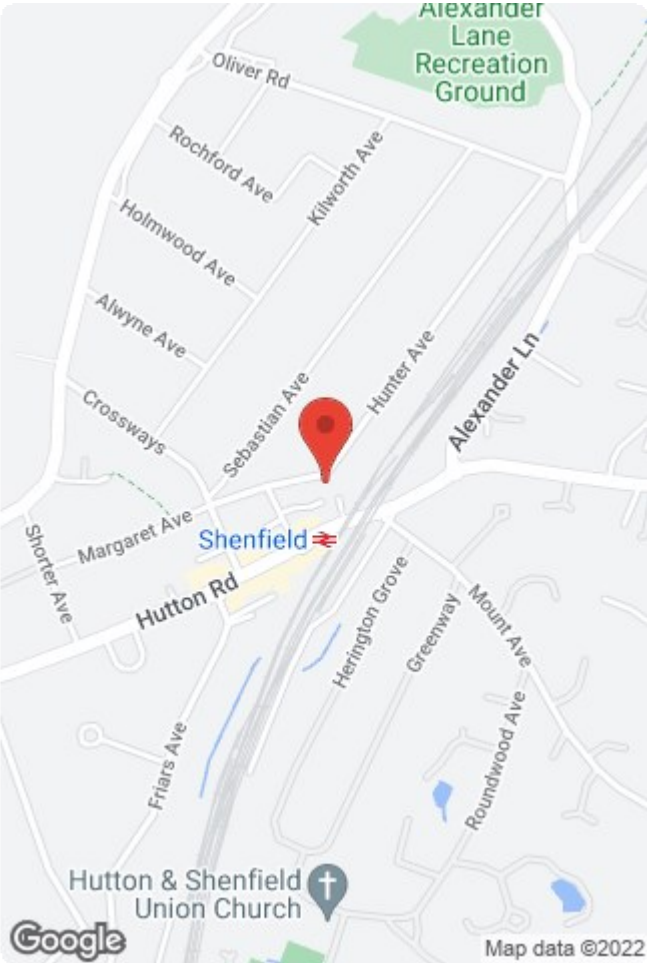
There is a large area to the front of the property that could provide off street parking, though this would be subject to approval from the Brentwood Borough Council. There is also permit parking available.

AGENTS NOTE

Lease term of 936 years unexpired

Zero maintenance charge

Peppercorn ground rent of £12.50 per annum



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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England & Wales	EU Directive 2002/91/EC	

