



7A Gordon Road  
Shenfield  
£325,000

MEACOCK & JONES

An excellent opportunity to acquire a bright and spacious two double bedroom first floor maisonette located just 0.5 miles from Shenfield mainline railway station and Crossrail Terminus. This property has the appealing feature of a private courtyard style rear garden, recently paved by the current owner. Offered to the market with no onward chain this maisonette has the attractive benefit of an 881 year lease.

- Two Double Bedrooms
- Private Courtyard Style Garden

- Spacious Sitting Room
- 0.5 Miles To Shenfield Station & Crossrail Terminus

- Kitchen
- No Onward Chain

- Bath/Shower Room
- 881 Year Lease



## Entrance Hall

A UPVC panelled front door with obscure double glazed bulls eye glass inserts opens to a staircase that rises to the first floor. Doors to:

## Sitting Room



A bright and spacious room, drawing maximum light from a wide UPVC double glazed window to the rear elevation, with radiator below. Coved cornice to ceiling. Wall light points. Serving hatch to kitchen.

## Kitchen



Comprehensively fitted with a range of white units that comprise base cupboards, drawer and matching wall cabinet. Space for oven cooker and washing machine. Integrated refrigerator. A contrasting worktop with mosaic effect tiled splashbacks incorporates a stainless steel effect single drainer sink unit with mixer tap. Wall mounted gas fired boiler. Coved cornice to ceiling. UPVC double glazed window to rear aspect. Contemporary style wood effect flooring.

## Bedroom One



A large bedroom, from which a UPVC double glazed window faces the front aspect. Radiator. Coved cornice to ceiling.

## Bedroom Two



Both bedrooms within this desirable property can comfortably accommodate a double bed, if required. UPVC double glazed window to the front elevation with radiator below. Coved cornice to ceiling.

## Bathroom



courtyard style garden. It has been recently paved by the current owner, has a new fence erected and the benefit of a garden shed, that is to remain.

### Agent's Note

Lease Term 881 Years Unexpired

Fitted with a white suite that comprises a panel enclosed bath with a shower attachment and screen. Close coupled WC. Pedestal wash hand basin. The walls are partially tiled. Contemporary style wood effect flooring. A UPVC obscure double glazed window faces the side elevation.

## Externally



The property has the attractive advantage of a private



APPROX INTERNAL FLOOR AREA  
TOTAL 66 SQ M 715 SQ FT

This plan is for layout guidance only and is

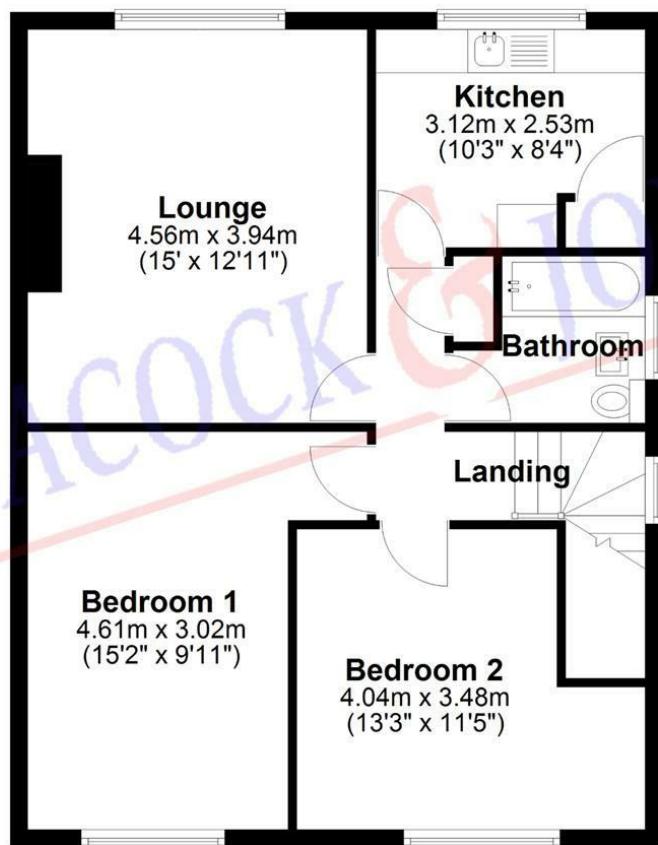
**NOT TO SCALE**

Whilst every care is taken in the preparation  
of this plan, please check all dimensions,  
shapes & compass bearings before making  
any decisions reliant upon them.

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## First Floor



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			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			

efficient  
property  
marketing