



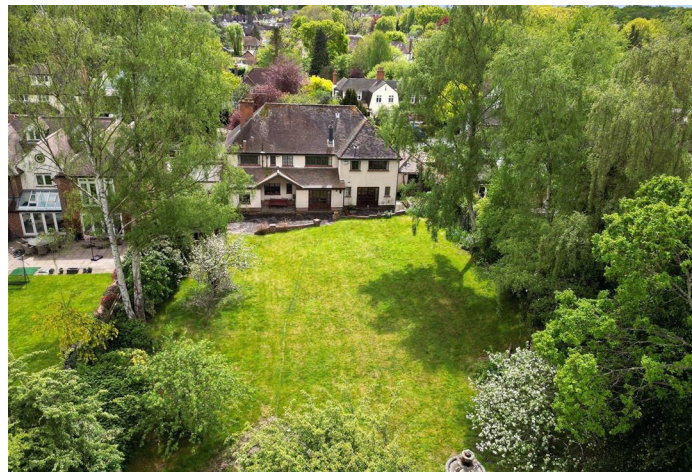
**12, Coombe Rise
Old Shenfield**

MEACOCK & JONES

OFFERS INVITED IN THE REGION OF £2,000,000 - £2,200,000

Available for sale on the open market for the first time in nearly 50 years, is this delightful six bedroom 3,220 sqft. 1930's built detached family home in need of modernisation. This presents a rare opportunity to add value to an original Jack Durston house situated on a large 0.39 acre plot, within easy reach of Shenfield mainline railway station and shopping Broadway. Offered to the market with no onward chain, this appealing property occupies a very broad plot with a frontage of 83' to Coombe Rise and the rear garden has dimensions of 128' X 83'.

Price guide £2,000,000



RECEPTION HALL 12'4 x 11'5 (3.76m x 3.48m)



GROUND FLOOR CLOAKROOM

DRAWING ROOM 22' x 12'5 (6.71m x 3.78m)



FAMILY ROOM 14' x 12'5 (4.27m x 3.78m)

KITCHEN/BREAKFAST ROOM 20' max x 13'10 max (6.10m max x 4.22m max)

SITTING ROOM 16'4 x 11'3 (4.98m x 3.43m)

LIVING AREA/KITCHEN 16'4 x 14'7 (4.98m x 4.45m)

CLOAKROOM

STAIRCASE TO FIRST FLOOR

FIRST FLOOR LANDING

BEDROOM 14'1 x 11'4 (4.29m x 3.45m)

BEDROOM 14'6 x 10' (4.42m x 3.05m)

FAMILY BATHROOM

FIRST FLOOR LANDING

BEDROOM ONE 13' x 13' (3.96m x 3.96m)

BEDROOM TWO 13'1 x 12'5 (3.99m x 3.78m)

BEDROOM THREE 12'5 x 8'4 (3.78m x 2.54m)

BEDROOM FOUR 10' 9 x 7'2' (3.05m 2.74m x 2.18m')

SHOWER ROOM & WC

REAR GARDEN 128' x 83' (39.01m x 25.30m)



FRONT GARDEN

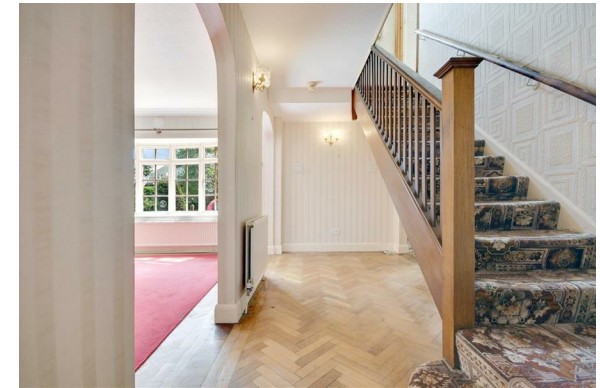
TWO GARAGES

AGENT'S NOTE

Whilst care has been exercised in the preparation of these particulars, statements about the property must not be relied upon as representations or statements of fact. Prospective purchasers must make and rely upon their own enquiries and those of their professional representatives. All measurements, areas and distances given are approximate. We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order. Any fixtures or fittings detailed in these particulars are not necessarily included in the sale price and Meacock & Jones and their staff accept no liability for any errors contained therein.







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			
		63	80
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			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	