



17 Rochford Avenue  
Shenfield  
Guide Price £550,000 - £575,000

**MEACOCK & JONES**



## **17 Rochford Avenue, Shenfield, , CM15 8QN**

An extended three bedroom semi-detached bungalow with the benefit of a 120' south westerly rear garden situated within 0.5 miles of Shenfield mainline railway station and Crossrail terminus. Offered to the market with no onward chain, this property offers scope for refurbishment and enlargement, subject to the usual planning consents.

### **Lounge/Diner**

24' x 11'5 (7.32m x 3.48m)

### **Kitchen**

13'5 x 8' (4.09m x 2.44m)

### **Bedroom One**

13'8 x 12'5 (4.17m x 3.78m)

### **Bedroom Two**

11'7 x 9'8 (3.53m x 2.95m)

### **Bedroom Three**

7'9 x 7' (2.36m x 2.13m)

### **Family Bathroom**

10' x 7'2 (3.05m x 2.18m)

### **Rear Garden**

120' x 30' (36.58m x 9.14m)

### **Garage**

16'9 x 9'4 (5.11m x 2.84m)

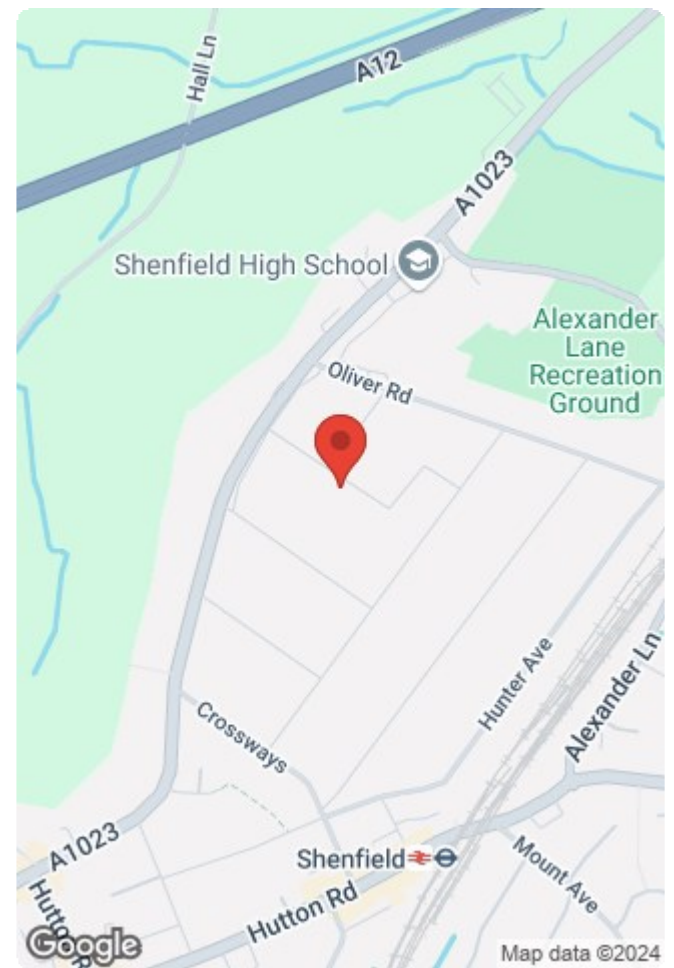
### **Workshop**

9'4 x 9' (2.84m x 2.74m)

### **Agent's Note**

Whilst care has been exercised in the preparation of these particulars and floor plan, statements about the property and the floor plan 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			
England & Wales		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			
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