



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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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