



49 Rochford Avenue
Shenfield

MEACOCK & JONES

This attractive bay-fronted semi-detached home has been fully refurbished throughout and benefits from a brand-new fitted kitchen and a luxuriously appointed bathroom. Ideally located in a pleasant tree-lined turning on the sought-after Shenfield Park estate, the property is within close proximity to Shenfield Broadway shopping facilities, the mainline railway station, and highly regarded local schools, including St Mary's School.

£2,495 Per calendar month



Accommodation Comprises:-

Entrance Porch 7' x 5'5 (2.13m x 1.65m)

Entrance Hall

Lounge 12'8 x 12'9 into bay (3.86m x 3.89m into bay)

Kitchen 8'10 x 7'9 (2.69m x 2.36m)

Conservatory 16'4 x 9'5 (4.98m x 2.87m)

Dining Room 12'5 x 11'5 (3.78m x 3.48m)

First Floor Landing

Bedroom One 13'3" into bay > 11'2 x 9'10 (4.04m into bay > 3.40m x 3.00m)

Bedroom Two 12'5 x 10'10 (3.78m x 3.30m)

Bedroom Three 7'5 x 7'7 (2.26m x 2.31m)

Family Bathroom 7'5 x 8'4 (2.26m x 2.54m)

Rear Garden

Front Garden

Garage 20'7 x 7'9 (6.27m x 2.36m)





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		
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Not environmentally friendly - higher CO ₂ emissions		
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