



Rochford Avenue, Shenfield



Rochford Avenue Shenfield

Offers in Excess of £600,000

This two-bedroom detached bungalow in Shenfield boasts a prime location just 0.7 miles from Shenfield Broadway, offering a variety of shops, bars, and restaurants, as well as convenient access to the mainline station. The property features a good size 120' (36.85m) south/westerly facing rear garden and includes off-street parking and driveway leading to a garage for storage. The interior comprises; kitchen with a breakfast room extension, generous lounge, two bedrooms and family bathroom. Additionally the bungalow is situated close to local schools, including St Mary's, Shenfield High and Long Ridings (all subject to acceptance). No onward chain. EPC E.



Entrance Hall 10' 7" x 7' 1"
(3.22m x 2.16m)

Kitchen/Breakfast Room 18' 4" x 8' 2"
(5.58m x 2.49m)

Lounge 17' 4" x 11' 8" (5.28m x 3.55m)

Bedroom One 12' 4" x 11' 4"
(3.76m x 3.45m)

Bedroom Two 9' 8" x 8' 6" (2.94m x 2.59m)

Bathroom 8' 4" x 6' 1" (2.54m x 1.85m)

Garden 120' 0" (36.58m)









WNN

PROPERTY

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	80
(55-68)	D	
(39-54)	E	51
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

Council Tax Band E

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Total Area: 72.5 m² ... 780 ft²

Whilst every effort has been made to ensure accuracy, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis statement. This plan is for illustrative purposes and so only be used as such.

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