



£3,300,000
Pine Coombe
Shirley Hills, CR0 5HS

FINE & COUNTRY

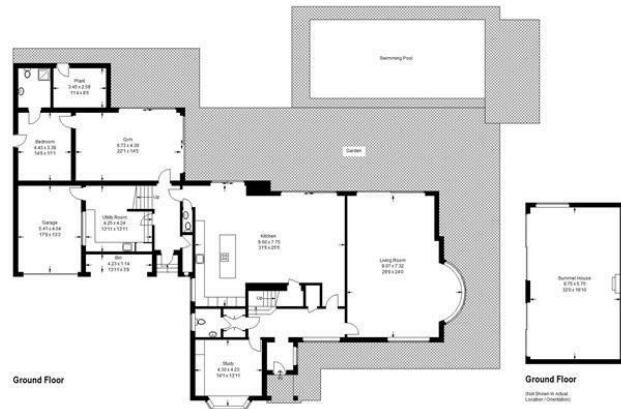
Pine Coombe

Approximate Gross Internal Area
 (Including Garage / Excluding Summer House, Plant / Bin)
 638.69 sq m / 6875 sq ft
 Summer House = 57.86 sq m / 623 sq ft
 Plant = 8.86 sq m / 95 sq ft
 Bin = 4.86 sq m / 52 sq ft
 Total = 710.27 sq m / 7645 sq ft



First Floor

Tennis Court



Ground Floor

Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1297896)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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