



MEACOCK & JONES

30 Peartrees
Ingrave
Offers over £800,000

MEACOCK & JONES

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30 Peartrees, Ingrave, , CM13 3RP

A beautifully refurbished 1,717 square foot four bedroom contemporary style family home, situated on a large southerly 0.18 acre plot. An attractive feature is the large open plan kitchen/living area from which two sets of bi-folding doors open to the secluded and well tended 75' southerly rear garden. The property is ideally situated in Ingrave village; within easy reach of Ingrave Johnstone School and also within St Martins School catchment area, (subject to acceptance). Mainline railway stations at Brentwood and nearby Shenfield provide services to London including the Elizabeth Line for the West End and Heathrow airport, beyond. There is also easy access to the A127/M25 interchange and alternative train links to London via West Horndon on the C2C line.



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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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