



213 Chelmsford Road  
Shenfield  
Offers over £750,000

**MEACOCK & JONES**



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## **213 Chelmsford Road, Shenfield, Essex, CM15 8SA**

\*Initial offers are invited in the region of £750,000 to £800,000\*

A well proportioned 2,239 square foot house that has been partially refurbished. This property will offer a purchaser the opportunity to complete a renovation programme to their own bespoke standards and requirements, to a property situated on a large plot in an excellent location, within easy reach of Shenfield mainline railway station and good local schools. The 170' south easterly rear garden and open plan layout at the rear of the house will appeal to families.

\*To appreciate this property, viewers are invited to attend an Open Day to take place on Saturday 25th June. Viewings strictly by appointment only\*



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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