

andersons 



1, Kingston Cottages, Matching Green, Harlow

1250 p.c.m. TO LET

A fabulously presented 3 bedroom end of terrace cottage with wonderful countryside views.
Located facing onto the village green.

Quality from home to home

andersonsproperty.com



1, Kingston Cottages, Matching Green, Harlow

1250 p.c.m. TO LET

Overview Summary

A fabulously presented 3 bedroom end of terrace cottage with wonderful countryside views. Located facing onto the village green.

Key features

- Period property
- Kitchen/breakfast room
- 3 Bedrooms
- Large garden to front of property overlooking green
- Garage and parking
- End of terrace
- Lounge
- Family bathroom
- Garden to rear overlooking fields

Local area

Matching Green has a primary school, a cricket club and a very popular public house- The Chequers. Despite its rural feel it is well located for access to Hatfield Heath for local services and Bishop's Stortford or Harlow for a wider range of shops and services. The M11 (junction 7) is 5.5 miles away providing fast access to London and the M25 to the south and Cambridge and East Anglia to the north. In addition the stations at Harlow and Bishop's Stortford have trains to London Liverpool Street (from 30 minutes) and Epping Underground Station (for the Central line) is 9 miles away. Stansted Airport (9.5 miles away) has flights to a range of International destinations. There are a number of well-regarded schools in the area including Bishop's Stortford College, Felsted School and Hailey

Schools & Transport

- Hatfield Heath Community Primary School, 3,579.80 Miles
- Matching Green C Of E Primary School, 3,577.14 Miles
- Stansted Mountfitchet Station, 3,585.87 Miles
- Bishop's Stortford Station, 3,583.50 Miles
- Stansted Airport, 3,585.06 Miles
- F K S Schools, 3,583.98 Miles
- Bishop Stortford College, 3,583.79 Miles
- Birchwood High School, 3,584.02 Miles

Further Details

Tenure: Freehold

Hatfield Broad Oak office: 01279 717929

AGENTS NOTES: These particulars have been prepared in all good faith to give a fair overall view of the property, but should NOT be relied upon as statements of fact. If any points are particularly relevant to your interest in the property please ask for further information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars shall be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. It should not be assumed that any of the contents, furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. It should not be assumed that the property has all the necessary planning permissions, building regulations or other consents, and where any reference is made to planning permissions or potential uses such information is given in good faith. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. The information in these particulars is given without responsibility on the part of Andersons or their Clients. The particulars do not form any part of an offer or a contract and neither Andersons nor its employees has any authority to make or give any representations or warranty whatsoever in relation to this property.

Rental: £1250 pcm payable monthly in advance

Deposit: £1442 payable in cleared funds
prior to the commencement of the tenancy

Term: 6 months extendable

Un-Furnished: carpets

Kitchen appliances: Electric cooker and hob , space for other appliances

Form of heating: Oil central heating

List of accommodation & approx. room sizes

Kitchen/Breakfast room 20'9 max x 8'8 max

Lounge 21'4 x 14' max with 2 x storage cupboards

Bedroom (1) 10'6 x 10' max

Bedroom (2) 9'8 x 8'9

Bedroom (3) 6'9 x 7'2

Family bathroom with shower over bath

Garage and parking

Large garden to front of property overlooking the green

Garden to rear of property overlooking open fields

Garden shed

EPC Rating: E Council Tax Band : D

Pets: Considered Children: Yes Smoking: No

DIRECTIONS: From the Hatfield Broad Oak office: turn right and take the left turn at the memorial towards Hatfield Heath, at the T junction turn left then first right and follow Down Hall road to Matching Green. The property can be found approximately 300 yards on the left hand side as indicated by the Andersons To Let Board.







a • Baker's Cottage Cage End, Hatfield Broad Oak, Essex CM22 7HZ
t • 01279 717929 e • hatfieldbroad oak@andersonsproperty.com

andersonsproperty.com