andersons



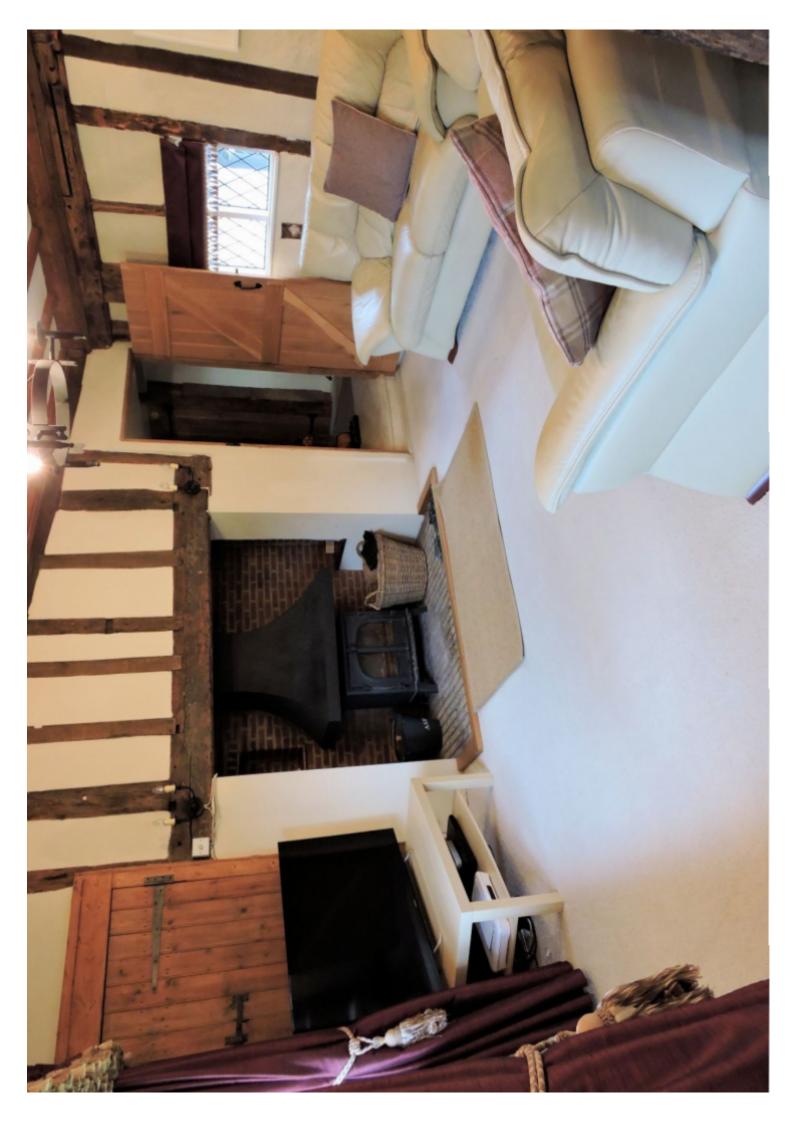
Oak Cottage, Broad Street Green, Hatfield Broad Oak

£1,495 p.c.m. LET BY

A fabulous example of a "Chocolate Box" Cottage in the heart of Hatfield Broad Oak offering good size family accommodation with 3/4 bedrooms.

Quality from home to home

andersonsproperty.com



Oak Cottage, Broad Street Green, Hatfield Broad Oak

£1,495 p.c.m. LET BY

Overview Summary

A fabulous example of a "Chocolate Box" Cottage in the heart of Hatfield Broad Oak offering good size family accommodation with 3/4 bedrooms.

Key features

- Period property
- Exposed timbers and beams
- Beautifull private garden
- Off road parking for 4 cars

- Detached
- 3/4 Bedrooms
- Idyllic setting

Local area

The village of Hatfield Broad Oak offers two public house/restaurants, a parish church, village hall and highly regarded butchers. The village itself provides endless amounts of character and is surrounded by picturesque countryside. Hatfield Broad Oak is approximately 5 miles from the market town of Bishop's Stortford, which offers multiple shopping and sporting facilities, schooling for all ages including Bishop's Stortford College and main line railway station with commuter services to London's Liverpool Street. Access is available to the M11 motorway at Bishop's Stortford (Junction 8) or Harlow (Junction 7). Stansted, London's third international airport is also located for access to Europe and internal flights throughout the UK.

Schools & Transport

- Hatfield Broad Oak Under 5s, 3,580.72 Miles
- St. Mary\'s Primary School, 3,580.73 Miles
- Hatfield Heath Community Primary School, 3,579.80
 Miles
- Rodings Primary School, 3,583.59 Miles

Further Details

Tenure: Freehold

Total Sq Ft: 1,355 (125 Sq M) approx 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 photographys. 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: £1495 payable monthly in advance

Deposit: £2243 payable in cleared funds prior to the commencement of the tenancy

Term: 6 months extendable

Tenant reference Fees applicable: £150.00 + VAT per person

Un-Furnished: carpets and curtains

Kitchen appliances: cooker, integrated dishwasher

free standing SMEG fridge/freezer

Form of heating: Gas Central heating

List of accommodation & approx room sizes

Entrance Hallway

Downstairs Cloakroom with bath and shower

Kitchen/breakfast room 14'3 x 15'5

Dining area 10'5 x 14'8

Lounge (including dining area) 23'2 x 14'8

Downstairs Bedroom (4) / Study 10'9 x 9'7

1st Floor:

Master bedroom 15'9 x 11'2 with vanity sink and toilet and storage eaves

Bedroom (2) 10'7 x 14'2

Bedroom (3) 12'8 x 6'2 into eaves

Off road parking for 4 cars

Garden with small summer house

Pets: No Children: Yes Smoking: No

Directions: From the Hatfield Broad Office, turn left follow down Cage End Road and take the left hand turn into Cannons Lane, follow for approx. ½ a mile and Oak Cottage can be located on the left hand side as the road bears left into Broad Street Green.

