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Grace House, Braintree Road, Felsted

£1,750 p.c.m. LET BY

An immaculately presented 4 bedroom detached family home with garage and parking. Built to a very high specification located very close to Felsted village and schools with excellent commuter links.

Quality from home to home andersonsproperty.com



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Overview Summary

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Key features

- Brand New Build
- Under floor heating
- Close to Felsted village
- Garden and garage

- Bespoke kitchen family room
- Master bedroom with ensuite
- Excellent commuter links

Local area

The sought after North Essex village of Felsted is particularly popular for its schools and its central location for easy access into London via A12 Chelmsford and Stansted via M11. The local amenities cater for all your daily needs and include a General Store with Post Office and various other smaller shops, a delicatessen and coffee shop, three restaurants and two pubs. A local bus service runs regularly to and from Stansted, Chelmsford, Gt Dunmow and Braintree and main line rail links to London Liverpool Street are from Braintree, Chelmsford and Stansted. The A12 and M11 are a few minutes drive and Stansted airport is approximately 15 miles to the west.

Schools & Transport

- Felsted School, 3,583.10 Miles
- Stansted Airport, 3,585.09 Miles
- Stansted Station, 3,585.90 Miles

Further Details

Tenure: Freehold

Hatfield Broad Oak office: 01279 717929

- Braintree Railway Station, 3,584.24 Miles
- Felsted preparatory school, 3,582.86 Miles
- FKS Schools, 3,582.92 Miles

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 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: £1750 payable monthly in advance

Deposit: £2625 payable in cleared funds prior to the commencement of the tenancy

Term: 24 months extendable

Un-Furnished: carpets, flooring and blinds

Kitchen appliances: Space for fridge/freezer, dishwasher, tumble dryer and washing machine (will not be replaced by Landlord if cease to work) Bosch Cooker and Microwave

Form of heating: Oil central heating and underfloor heating

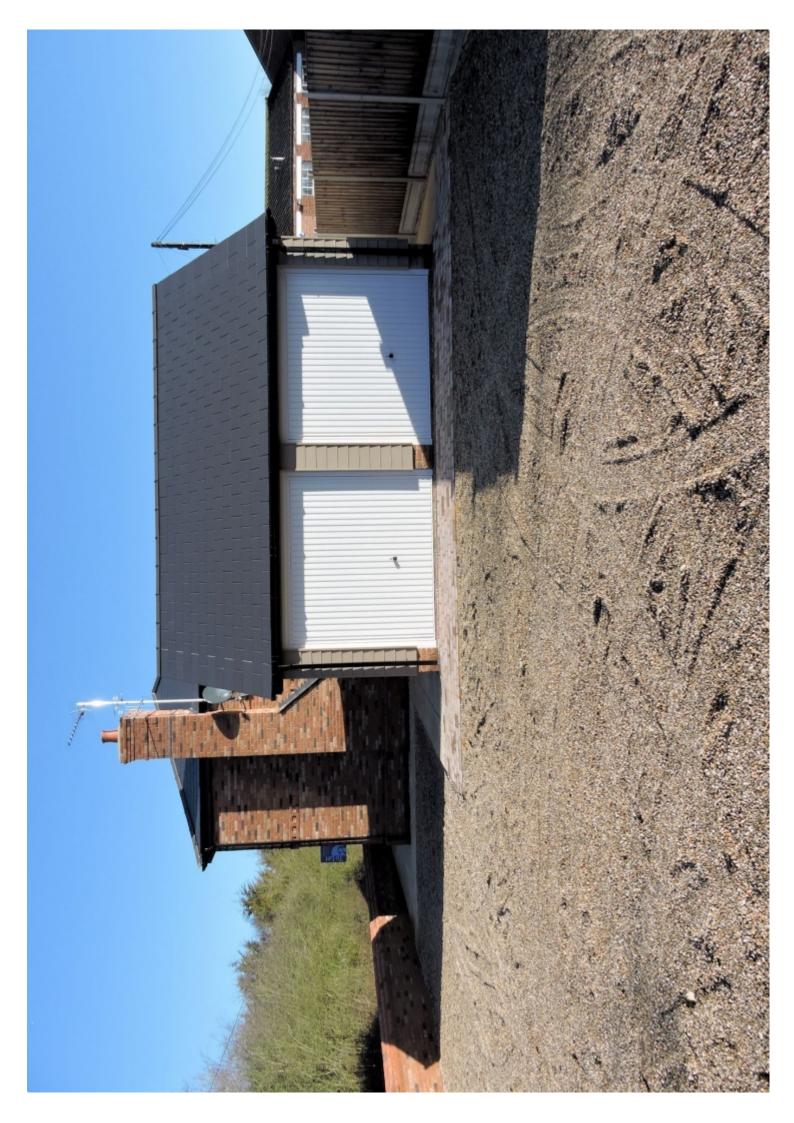
Tenant reference Fees applicable: £150.00 + VAT per person

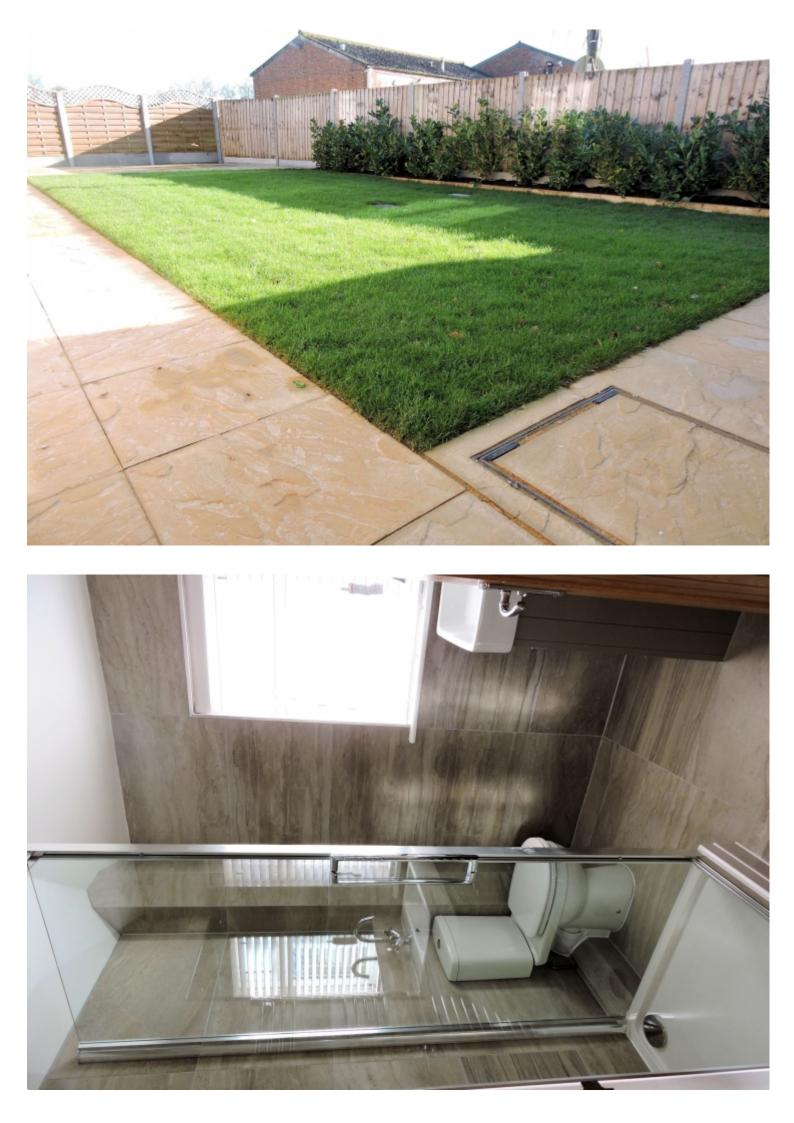
List of accommodation & approx room sizes

Large Entrance hall with 2 x store cupboards 12'2 x 8'7 Large light and airy kitchen kitchen /breakfast room with large velux window to ceiling and French doors to garden 21'7 x 16' max. Large Lounge with French doors to garden 17'6 x 12'2 Study/Playroom 11'3 x 6'8 Downstairs cloakroom Master Bedroom with ensuite 11'5 x 11'2 Bedroom (2) 12'5 x 9'7 Bedroom (3) 10'6 x 7'3 Bedroom (4) 8'4 x 6'1 Family Bathroom Garage and parking for 2 cars Garden

Carpet and flooring throughout

Pets: NO Children: Yes Smoking: NO





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

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