



Brook Cottage, Cobblers Green, Felsted

£2,000 p.c.m. LET BY

A fabulous 4 bedroom detached Chocolate Box Cottage set within a well maintained plot.

Quality from home to home

andersonsproperty.com



Brook Cottage, Cobblers Green, Felsted

£2,000 p.c.m. LET BY

Overview Summary

A fabulous 4 bedroom detached Chocolate Box Cottage set within a well maintained plot.

Key features

- Chocolate Box detached Cottage
- 4 Bedrooms
- Large kitchen
- Family Bathroom
- Double garage
- Set within well manicured plot
- 2 Reception rooms
- Utility room
- Downstairs cloakroom

Local area

Close to the sought after North Essex village of Felsted which is particularly popular for its schools and its central location for easy access into London via A12 Chelmsford and M11 Stansted. The local amenities cater for all your daily needs and include a General Store with Post Office and various other smaller shops, a coffee shop, three restaurants and two pubs, a Doctors' surgery and Holy Cross parish Church

Schools & Transport

- Felsted Primary School, 3,583.26 Miles
- Chelmsford County High Schools, 3,575.02 Miles
- Stansted Airport, 3,585.06 Miles
- Stansted Mountfitchet Station, 3,585.87 Miles
- F.K.S. (Schools), 3,582.87 Miles
- Felsted Preparatory School, 3,582.78 Miles
- Chelmsford Railway Station, 3,574.60 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: £2000 payable monthly in advance

Deposit: £3000

payable in cleared funds

prior to the commencement of the tenancy

Term: 6 months extendable

Un-Furnished: carpets, curtains, blinds and light fittings

Kitchen appliances: Aga cooker, integrated fridge/freezer, space for dishwasher

Utility Appliances: Washing machine, tumble dryer, space for fridge/freezer

Form of heating: Oil central heating

Tenant reference Fees applicable: £150.00 + VAT p.p.

List of accommodation & approx room sizes

Inner hallway 19'9 x 10'4

Kitchen 18'9 x 14'6

Utility room

Downstairs cloakroom

Dining room 14' x 11'2

Lounge 25'2 x 14'2

Master Bedroom 17'3 x 14'7 with built in wardrobes and en suite

Bedroom (2) 14'3 x 11'2

Bedroom (3) 14' x 11'4 with cupboard

Bedroom (4) 13'6 x 10'2

Family Bathroom

Double garage

Pets: Considered Children: Yes Smoking: No







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

andersonsproperty.com