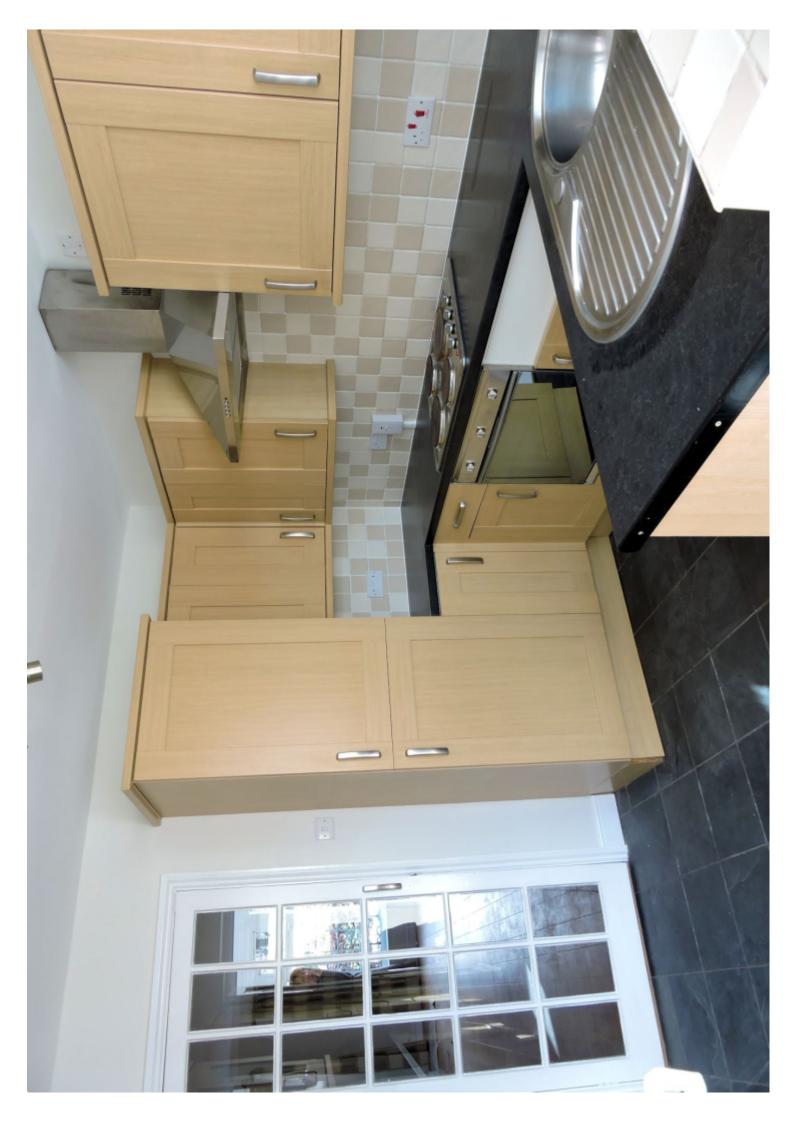
andersons



Lilac Cottage, Cage End, Hatfield Broad Oak

£1,250 p.c.m. TO LET A well presented 2 Bedroom terraced house located in the heart of Hatfield Broad Oak

Quality from home to home andersonsproperty.com



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Overview Summary

A well presented 2 Bedroom terraced house located in the heart of Hatfield Broad Oak

Key features

- 2 Bedroom terraced house
- Private garden
- Central village location

- Conservatory
- Off road parking
- Excellent commuter links

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

Further Details

Tenure: Freehold Total Sq Ft: Felsted office: 01371 822122

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.

ADDRESS: Lilac Cottage Cage End Hatfield Broad Oak CM22 &HT

Rental: £1250 payable monthly in advance

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

Term: 6 months extendable

Un-Furnished:

Kitchen appliances: cooker with hob, fridge/freezer, washing machine - will not be replaced by Landlord if ceases to work

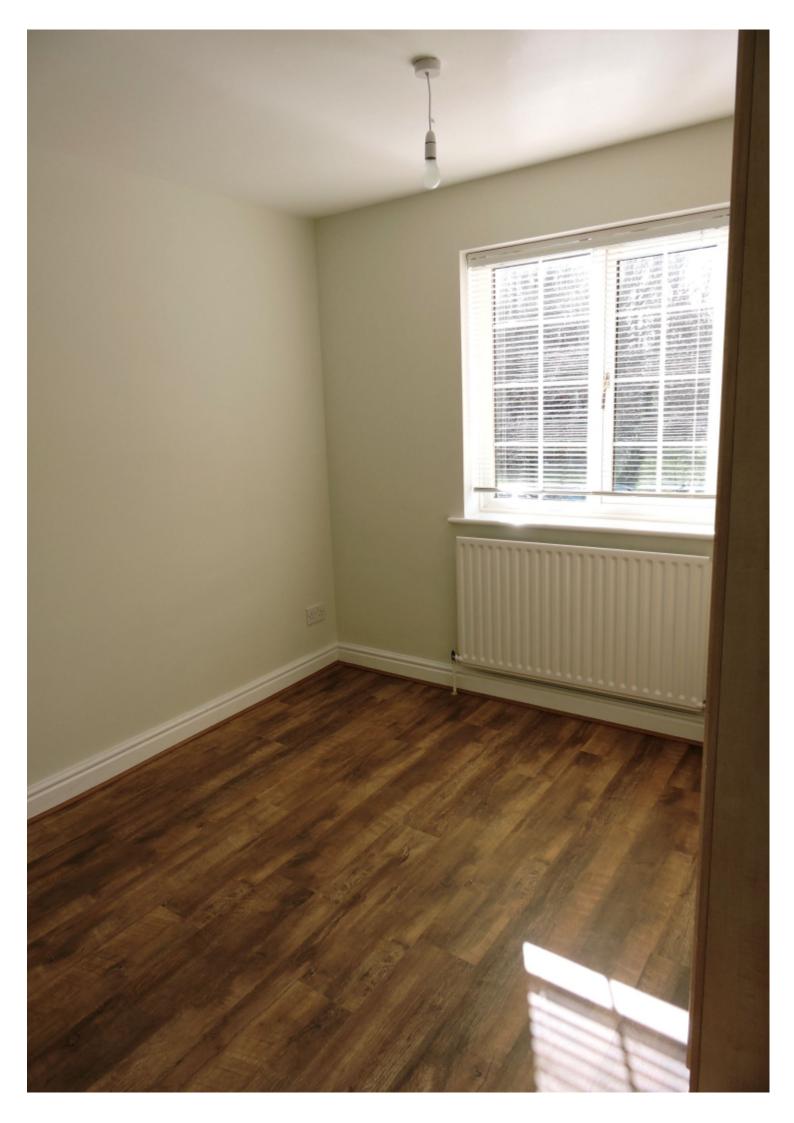
Form of heating: Gas central heating

Tenant reference Fees applicable: $\pounds 150.00 + VAT$ per person

List of accommodation & approx room sizes

Lounge: 23'1 x 9'7 Kitchen: 9'6 x 9'4 Conservatory : 8'5 x 8'4 Master Bedroom: 9'7 x 9'4 Bedroom (2) 10'1 x 9'7 Family Bathroom Off Road Parking for one car Garden Carpets, curtains, blinds and light fittings

Pets: Considered Children: Considered Smoking: No







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