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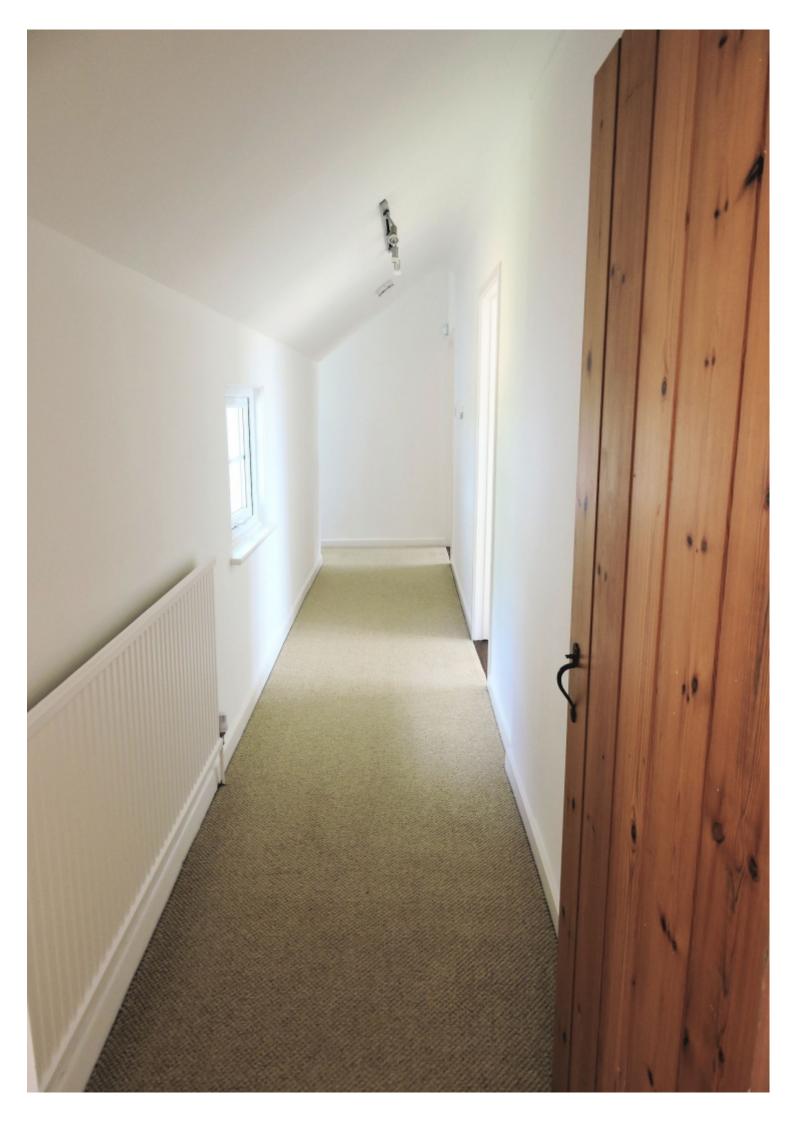
Abbotts Hall Lodge, Shalford, Braintree

£1,750 p.c.m. TO LET

A recently renovated 3 Bedroom detached bungalow surrounded by countryside located in the popular village of Shalford.

Quality from home to home

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Overview Summary

A recently renovated 3 Bedroom detached bungalow surrounded by countryside located in the popular village of Shalford.

Key features

- 3 Bedroom bungalow
- Dining area
- Utility/Cloakroom
- Conservatory
- Off road parking with Car port

- Large open plan kitchen/breakfast room
- Lounge with feature log burner
- Master Bedroom with en suite
- Countryside views

Local area

Shalford is located close to Braintree which has excellent commuter links for London, Chelmsford and Stansted.

Schools & Transport

- Shalford Primary School, 3,587.54 Miles
- Braintree 6th Form, 3,583.52 Miles
- Stansted Airport, 3,585.09 Miles

- Braintree College, 3,585.19 Miles
- Braintree Railway Station, 3,584.24 Miles
- Stansted Station, 3,585.90 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.

ADDRESS:

Abbotts Hall Lodge Shalford Braintree Essex CM7 5HD

Rental: £1750 payable monthly in advance

Deposit: £2019

payable in cleared funds

prior to the commencement of the tenancy

Term: 12 months extendable

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

Kitchen appliances: Electric cooker and hob,

Miele dishwasher and washing machine – will not be replaced by

Landlord if cease to work

Form of heating: Oil central heating

List of accommodation & approx room sizes:

Entrance Hall: 9'6 x 6'1

Open plan kitchen/breakfast room Kitchen area: 20'7 x 11'9 Breakfast area: 20'7 x 18'4

Dining area: 12'3 x 12'3

Utility / Cloakroom 7'4 x 5'6 – space for washing machine and tumble dryer

Lounge: 18'9 x 12'2 with feature log burner

Conservatory: 10"3 x 99

Bedroom (1): 15'1 x 12'3 with En suite: 9' x 5'9

Bedroom (2) 12'6 x 11'3 Bedroom (3) : 12'3 x 9'5 Bathroom with shower

Garden

Off road parking and Car port

Pets: Considered Children: Yes Smoking: No









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