



**Semi-Detached: East Hanningfield,
Chelmsford**

Monthly £1,700

CHELMSFORD OFFICE

For further information or to
arrange to view this property
please call

01245 231123

4 bedroom semi-detached character farmhouse to let in farm surroundings close to the village of East Hanningfield.

DETAILS

DESCRIPTION

Lodge Farmhouse is a semi-detached farmhouse comprising; three reception rooms, kitchen, boiler/boot room and ground floor cloakroom. To the first floor, there are four bedrooms and a family bathroom. The property is located in a secure farmyard setting and offers good size garden with farmland views and ample parking to front. The house benefits from a garage and outside store.

LOCATION

The property is located on the gated private road known as 'Old Church Road', between the former A130 'Southend Road' and East Hanningfield. This location offers easy access to the A130, A12, A127 and Chelmsford. East Hanningfield offers a Church, a public house, a restaurant, primary school and a post office. Further facilities are available in the City of

Chelmsford, 7.5 miles to the north, including a mainline station with services to London Liverpool Street.

GROUND FLOOR

- Dining Hall (6.15m x 2.95m min): Fireplace with wood burning stove, laminate floor, galleried stairs rising to first floor.
- Lounge (5.75m x 3.75m): Dual aspect room with feature fireplace (not used), beamed ceiling. Carpeted.
- Snug (5.75m x 3.55m): Fireplace with wood burning stove, laminate floor, feature beams.
- Kitchen (6.10m x 3.60m): Range of work surfacing with cupboards above and below, built-in oven and hob, AGA, space for washing machine, window to front.
- Ground Floor Cloakroom: wc, wash hand basin.

FIRST FLOOR

- Bedroom 1 (5.90m x 3.95m): Window to front, feature fireplace.
- En Suite (1.95m x 1.50m): W/c wash hand basin and shower enclosure.
- Bedroom 2 (3.50m x 3.05m): Window to front.
- Bedroom 3 (4.30m x 3.65m): Window to front.
- Bedroom 4 (3.50m x 2.85m max): Window to front.
- Family Bathroom (2.90m x 1.65m): Bath with shower over, low level wc, wash hand basin, window to side.

OUTSIDE

- Front Garden: The property is set back from the surrounding farm buildings and has a small area of grass to the front.

- Garage/Store: There is a single garage and store to the front of the property.
- Rear Garden: Good size side and rear garden with patio area. The remainder is laid to lawn with established trees and shrubs.

PARKING

There is parking for several vehicles to the front.

FURNISHINGS

The property is being offered unfurnished.

SERVICES

The property is connected to electricity. Mains water is supplied from the farm, and drainage is to a private supply. The property is heated by means of oil fired central heating by radiators and an AGA.

LOCAL AUTHORITY

Chelmsford City Council.

LEGAL

ENERGY PERFORMANCE CERTIFICATE

The property is assessed as Band F.

COUNCIL TAX

The property is assessed as Band F.

NOTICE

Whirledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

VIEWING

Strictly by appointment Viewing of the property is entirely at the risk of the enquirer. Neither Whirledge & Nott nor the landlord accept any responsibility for any damage, injury or accident during viewing.

TERMS

The property is to be let on an Assured Shorthold Tenancy. A two month deposit is required and will be held in accordance with the terms of the Tenancy Deposit Scheme. Rent will be paid monthly in advance by standing order.

REFERENCES

The tenant will be required to provide Whirledge and Nott with the necessary details for referencing. There will be a charge of £150 per application payable by the tenant. Referencing will include credit checks and all character and employer references.

PHOTOGRAPHS

Please note these photographs were taken prior to the current occupation.

**WHIRLEDGE
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