



**Detached: Ingatestone**

**Monthly £2,250**

## CHELMSFORD OFFICE

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

**01245 231123**

An attractive recently constructed brick built four bedroom detached property with large garden, located in a rural setting with delightful far reaching farmland views. The property is located approximately 3 miles from the popular commuter village of Ingatestone.

## DETAILS

### LOCATION

Handley Green Lodge is located approximately 3 miles from Ingatestone and 6 miles from Chelmsford. Ingatestone provides excellent amenities including a primary school and the Anglo European secondary school. There are two small supermarkets, a number of independent boutique shops, restaurants, two public houses and a doctors surgery. There is the added benefit of a mainline station (3.7 miles via the B1002) with a journey time to London Liverpool Street of approximately 30 minutes.

Chelmsford City centre offers a wide variety of amenities including a new shopping centre featuring John Lewis. There are two Grammar schools, New Hall Independent School and a variety of recreational facilities.

Brentwood is approximately 8 miles distant by car once again, offering a

large range of amenities. Both Chelmsford and Brentwood have a mainline railway service.

## THE PROPERTY

The property is located close to a working farm and is accessed via electric double gates leading on to a large paved driveway.

The accommodation comprises:

### *Ground Floor*

- **Entrance Hall**
- **Kitchen Diner - 8.07m x 4.33m (max):** Fitted wall and floor units, eye level electric double oven, stainless steel sink and drainer, wooden work surfacing, tiled splashback, island with ceramic hob, fridge freezer, dishwasher, tiled floor, double doors leading to patio area and garden beyond.
- **Utility Room:** Sink and drainer with cupboards above and below, wooden work surfacing, tiled splashback, washing machine and tumble drier, door to side.
- **Study - 3.68m x 2.57m:** Window to front.
- **Living Room - 5.48m x 3.68m:** Double aspect room with double doors to patio area, log burner.
- **Ground Floor Cloakroom:** Wash hand basin, wc.

### *First Floor*

- **Master Bedroom - 4.24m x 4.33m:** Double doors opening to Juliet balcony with stunning views over farmland, door to dressing room.
- **En Suite Shower Room:** Shower cubicle, wash hand basin, wc, under floor heating, heated towel rail.
- **Bedroom Two - 5.48m x 3.71m (max)**
- **Bedroom 3 - 3.71m (max) x 3.34m (max)**
- **Bedroom 4 - 2.98m x 2.04m (min)**
- **Family Bathroom:** Panelled bath with shower over, wash hand basin, wc, underfloor heating, heated towel rail.

## EXTERNALLY

The property benefits from a newly established lawn which the landlord will

manage until Spring 2018.

There is a large paved driveway providing ample parking. There is a car charging port and water tap.

## **LEGAL**

### **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. Applicants 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.

### **SERVICES**

We understand the property benefits from mains water and a private sewage system, as well as oil central heating, with solar panels on the roof.

### **COUNCIL TAX BAND**

TBC

### **EPC**

The property is classed as Band B.

### **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. Pets will not be considered.

### **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.