



Detached: Writtle

Monthly £2,500

RAYLEIGH OFFICE

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

01268 783377

4 bedroom detached house situated in Writtle, Chelmsford available to rent at the end of July.

DETAILS

LOCATION

The property is situated about 3 miles to the west of Chelmsford, in a rural setting about 1 mile to the south of the village of Writtle. Brentwood is about 8 miles and central London about 28 miles away. Commuting to London is by the A12 which is about 2 miles away or from Ingatestone rail station which is about 4 miles away with a journey time to London Liverpool Street of approximately 30 minutes.

THE PROPERTY

The property comprises:

Ground Floor

- Hallway leading in from the porch (4.3m x 3.2m) Wood flooring, yellow painted walls, large wood unit to remain at the property.

- Reception Room One: (6.4m x 4m) Wood flooring, magnolia painted walls, multi fuel log burner and large windows on three sides of the room with patio doors leading to the garden.
- Reception Room Two: (5.1m x 3m) Wood flooring, pale green painted walls, door leading to reception room one and also conservatory.
- Kitchen: (3.3m x 3.2m) Tiled floor and walls, kitchen units, Aga, two ovens and 4 ring hob to remain at the property.
- Utility Room: (3m x 2m) Tiled floor and walls, basin and storage cupboards.
- Outhouse: (6.4m x 3.6m) Blue carpet. brick walls, doors leading to garage and back garden, freezer and washing machine to remain.
- Conservatory Wood flooring, fitted blinds to all windows, door leading to the garden.
- Hobby room (3.2m x 3.2m) Wood effect vinyl flooring and magnolia painted walls.

First Floor

- Family Bathroom: (2.2m x 2m) Wood flooring, cream tiles, heated towel radiator, large bath with electric shower overhead, basin with vanity cupboards and W.C.
- Airing cupboard: Can be used for storage.
- Bedroom One: (3.7m x 3.1m) Cream carpets, magnolia painted walls, large wardrobes to remain.
- Bedroom Two: (3.2m x 3m) Cream carpets, magnolia painted walls and built in wardrobes.
- Bedroom Three: (3m x 2.7m) Cream carpets, white painted walls leading to Dressing Room (3.2 x 2.3m) continuation of cream carpets and white painted walls, large wardrobes. En Suite: Cushioned flooring, white tiled walls, walk in electric shower, basin with vanity cupboard and W.C.
- Office: (3.8m x 2.3m) Cream carpets, yellow painted walls and various office equipment to remain. Can be converted into a bedroom easily if required.

Loft space

- (11.7m x 2.9,m) Red carpets, part wall papered, some wardrobes and units to remain.

EXTERNALLY

- Off road parking
- Double garage with automatic door
- Greenhouse
- Summer house
- Table and chair set
- Wooden children's swing set
- A gardener is included in the monthly rent which looks after the trees and shrubbery areas of the 1 acre garden. The tenant is responsible for cutting the grass.

LEGAL

NOTICE

Whirlledge & 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. Whirlledge & 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 Whirlledge & Nott nor the landlord accept any responsibility for any damage, injury or accident during viewing.

SERVICES

The property benefits from oil fired central heating, mains water and electricity are connected. There is private drainage for the property. The roof is fitted with solar panels so you will benefit from this in your electricity bills. The rent includes water rates but not the emptying of the private drainage system. The property also benefits from a gardener.

COUNCIL TAX BAND

The property is assessed as Council Tax Band G.

EPC

The property is classed as Band D.

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 Â£150 per application payable by the tenant. Referencing will include credit checks and all character and employer references.

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&Nott**

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