



Cornish Hall End, Braintree, CM7 4HD

CHEFFINS

Cornish Hall End

Braintree,
CM7 4HD

- MINIMUM OF A 6 MONTH TENANCY
- THREE BEDROOMS
- RECENTLY REFURBISHED
- AMPLE DRIVEWAY PARKING
- GARDEN
- OIL HEATING
- AVAILABLE NOW
- COUNCIL TAX BAND D
- EPC RATING E

Well presented three bedroom semi detached home positioned in the popular village of Cornish Hall End. Offering good sized living space as well as large driveway and gardens. Available now on an unfurnished basis. EPC Rating E and Council Tax Band D



£1,300 PCM





LOCATION

Cornish Hall End is on the B1057 road three miles north of Finchingfield and 4 miles (6 km) south of Steeple Bumpstead in the Braintree district of Essex, England. The main part of the village is a ribbon development of about 60 houses on either side of the road with many outlying farms, hamlets and individual houses. It is approximately 11 miles (18 km) from Braintree, Great Dunmow and Saffron Walden, and about 7 miles (11 km) from Haverhill in Suffolk. Cornish Hall End is served by a Parish Council which also represents Finchingfield, Shalford & Wethersfield.

Ground Floor

Entrance Hall

With doors leading through to lounge and stairs ascending to first floor.

Lounge

With window overlooking the front aspect and feature fireplace.

Kitchen/Diner

With low and high level storage cupboards with worktop and stainless steel sink. Large under stairs pantry. Window overlooks the rear aspect.

Hallway

With further storage cupboard and door providing access to the rear garden.

Bathroom

A newly refurbished three piece suite offering low level W/C, sink with vanity unit below and bath with shower over. Obscured window overlooking the side aspect.

First Floor

Landing

With doors leading through to adjoining rooms.

Master Bedroom

Located to the front of the property with dual aspect windows and storage cupboard.

Bedroom Two

With window overlooking the rear aspect and storage cupboard.

Bedroom Three

Ideal for a home office or child's bedroom. With window overlooking the rear aspect.

Outside

Externally the property boasts large driveway to the front and there is a good sized lawned area beyond this, with additional patio area to the rear.

Viewings

By Appointment through the agent.

Letting Agents Notes

Holding Deposit - £300

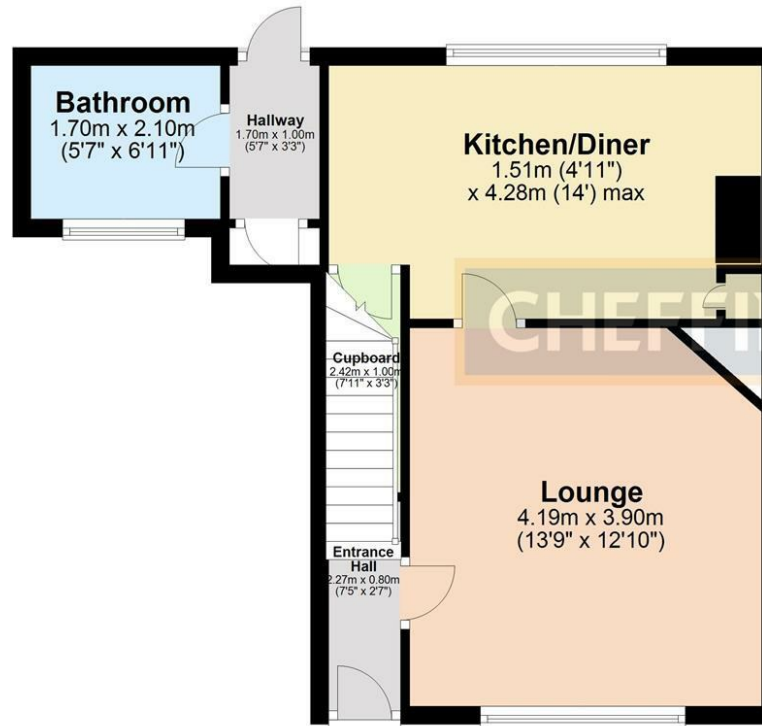
For more information on this property please refer to the Material Information brochure on our Website.





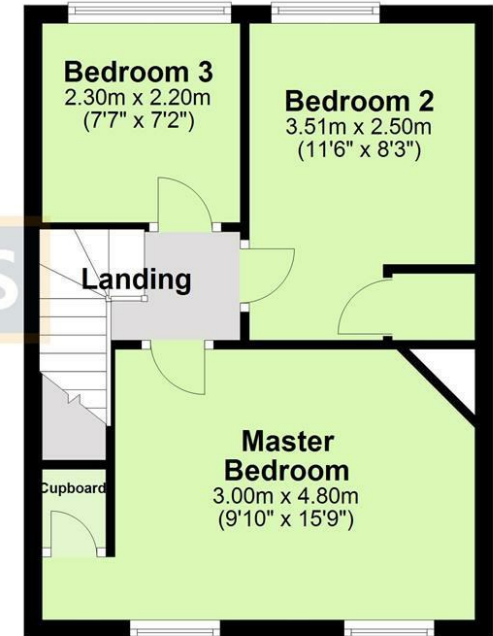
Ground Floor

Approx. 39.1 sq. metres (421.3 sq. feet)



First Floor

Approx. 31.8 sq. metres (342.3 sq. feet)



Total area: approx. 70.9 sq. metres (763.6 sq. feet)

Note: Not to scale - For guidance purposes only
Plan produced using PlanUp.

Energy Efficiency Rating	
	Potential
Vary energy efficient - lower running costs	
(92 plus) A	80
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	54
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

£1,300 PCM

Council Tax Band - D

Local Authority - Braintree



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.