



The Avenue, Lawford
£2,200 Per Calendar Month

The Avenue, Lawford

Nestled within the sought-after Lawford Green location, this exquisite family abode stands as a testament to Roses Builders' Berkley design, offering an impressive retreat perfect for discerning couples and families alike. Boasting a generous layout with four bedrooms and three bathrooms, this home is the epitome of comfortable modern living.

From the moment one steps through the hallway, the attention to detail is palpable, with underfloor heating on the ground floor ensuring a warm welcome. The sitting room, complete with a cosy log burner, offers a tranquil haven for relaxation. A large study provides the ideal workspace for those who work from home or require an area for quiet contemplation.

Culinary enthusiasts will revel in the open plan kitchen/diner, accentuated by bi-fold doors that open up to the garden, inviting natural light and effortless al fresco dining. The kitchen does not disappoint, featuring sleek, modern units topped with stone worktops, a gas hob, dual ovens, and integrated appliances including a dishwasher and fridge/freezer. A separate utility room comes well-equipped with a washing machine and dryer for added convenience.

Ascend to the upstairs landing and discover three double bedrooms, two with en-suite facilities, alongside a single bedroom and a family bathroom. Outside, the rear garden offers a tranquil outdoor space mainly laid to lawn with a large patio, perfect for social gatherings or quiet family time. Completing this splendid picture is a garage alongside a driveway capable of accommodating multiple vehicles, adding practicality to this exceptional residence.

Rent excludes the tenancy deposit and any other permitted payments
Deposit - 5 weeks rent.

HOLDING PAYMENT: A holding payment of one weeks rent must be paid before any application can be processed.

Council Tax - Band F
Services Connected - Mains
Electric/Water/Drainage/Gas
Telephone (indoor) & Broadband - EE, Three
- Likely. O2 & Vodaphone Limited. Ultrafast
Broadband





- POPULAR LAWFORD GREEN
- WELL PRESENTED
- DETACHED SPACIOUS FAMILY HOME
- GARAGE & DRIVEWAY PARKING
- STUDY
- UTILITY ROOM
- TWO BEDROOMS WITH ENSUITES
- AVAILABLE MID AUGUST
- OPTIONAL FURNISHING
- EV CAR CHARGING POINT

LOCATION:

Lawford is situated on the fringe of the Dedham Vale and just 1 mile south of Manningtree which is set on the River Stour on the edge of Constable Country on the Essex/Suffolk Borders.

The town has a vibrant local community and provides useful local shops and services, there are also banks, a doctor's surgery, pharmacy, galleries, a theatre, restaurants and a delicatessen. Recognised as England's smallest town it is formed from several exceptional period buildings and provides good local shopping facilities positioned mid way between Ipswich the county town of Suffolk and Colchester which is reputed to be the oldest Roman town in England.

There is ready access to the A12 and the commuter can take advantage of train services to London's Liverpool Street Station from the towns mainline railway station which is an approximate 15 minute walk from the house.



Floor Plan

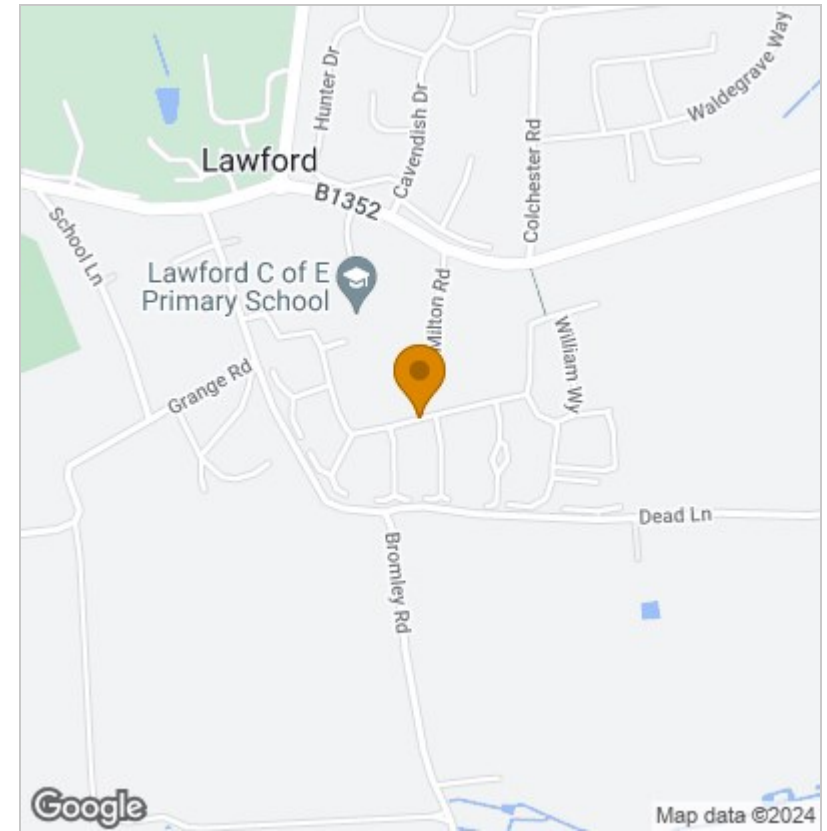


Approximate Gross Internal Area
 Main House 1835 sq ft (170 sq m)
 Garage 160 sq ft (15 sq m)
 Total 1995 sq ft (185 sq m)

Customer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of necessary valuation. Copyright www.cipphoto.co.uk



Area Map



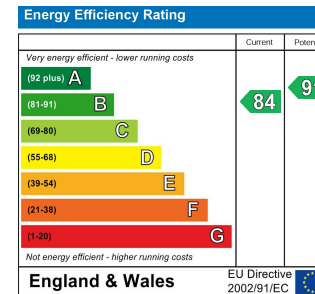
Viewing

Please contact our Manningtree Lettings Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

6 Dairy Barn Mews, Summer Park, Lawford, Manningtree, Essex, CO11 2BZ
 Tel: 01206 646479 Email: info@chamberlainphillips.co.uk www.chamberlainphillips.co.uk

Energy Efficiency Graph



Council Tax Band - F