



Barn Conversion: Chelmsford

Monthly £2,850

CHELMSFORD OFFICE

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

01245 231123

High specification, modern barn conversion located between the villages of Broomfield and Little Waltham. The property offers a large garden and ample off-road parking.

DETAILS

LOCATION

The property is located in Blasford Hill, Little Waltham approximately 3.5 miles by car from Chelmsford city centre.

ACCESSIBILITY

The Chelmsford city offers a huge array of amenities to include excellent shopping, leisure facilities and a number of excellent junior and senior schools including two grammar schools. There is a mainline railway station with services to London Liverpool Street in approximately 35 minutes and good bus services within an easy walk of the property.

THE PROPERTY

Pantiles has been completed to a very high specification, with exposed timbers throughout and offering deceptively spacious accommodation. An air source heat pump provides under floor heating to the tiled ground floor (with individual room temperature controls) and radiators to the first floor.

The property is double glazed throughout and there is an alarm system in place.

Ground Floor

- **Entrance Hall - 6.85m x 3.15m:** Attractive vaulted ceiling, open to kitchen/dining area, double glazed doors to lounge, door to utility room, large cloak cupboard, stairs to first floor.
- **Kitchen Area - 4.40m x 4.05m:** Large granite central island with inset stainless steel sink and drainer with integral freezer and dishwasher, cupboards and seating area. Granite work surfacing with inset induction hob with granite splashback and extractor hood over and drawers and cupboard below. Integral full height fridge, walk-in larder cupboard and further storage space.
- **Dining Area - 3.90m x 2.65m:** Bi-fold doors to rear patio and garden, tv point, two Velux windows.
- **Sitting Room - 4.60m x 5.05m:** Two windows to front, tv point, glazed door to:
- **Garden Room - 3.65m x 2.20m:** Double doors to patio and garden, Velux window.
- **Utility Room:** Works surfacing with cupboards above, stainless steel sink and drainer with cupboards below, space for washing machine and dryer, Velux window.
- **Inner Hallway:** Doors to two bedrooms and family bathroom.
- **Bedroom - 3.55m x 3.55m:** Window to side, door to:
- **En Suite Shower Room:** Large shower cubicle, washbasin with cupboard under, further cupboard storage and LED mirror above, wc, frosted window to side.
- **Bedroom:** Window to side.
- **Family Bathroom - 2.60m x 1.75m:** Freestanding bath, work surface with semi-recessed sink and LED mirror above, wc and an array of cupboard space.

First Floor

- Attractive glass sided walkway to Bedroom and Dressing Area.
- **Bedroom/Dressing Room - 4.55m x 3.95m (measurements include en suite):** Built-in triple wardrobe, window to front and two Velux windows to rear, door to:
- **En Suite Shower Room:** Shower cubicle, sink with cupboard

under and LED mirror above, wc, frosted window to front.

- **Bedroom - 4.55m x 3.90m:** Two sets of triple built-in wardrobes.

EXTERNALLY

There is a storage building to the front of the property which houses the boiler.

A gravelled driveway provides ample parking with turning space.

There is a paved patio to the rear and the unoverlooked garden is mainly lawned

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. 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 vendor accept any responsibility for any damage, injury or accident during viewing.

SERVICES

We understand that mains water, electricity and sewerage are connected. An air source heat pump provides heating.

COUNCIL TAX BAND

The property is classed as Band G.

EPC

The property is classed as Band C.

TERMS

The property is to be let on an Assured Shorthold Tenancy. A deposit amounting to 5 weeks 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. Referencing will include credit checks and all character and employer references.

PETS

Please note that the landlord reserves the right to charge an additional rent of £50 per pet per month.

**Whirledge
&Nott**

Land • Property • Development

Ground Floor



First Floor

