

DAVID
BURR



18 CROWN STREET, CASTLE HEDINGHAM, CO9 3DB

This charming detached cottage style property offers a central village location within walking distance of the amenities and enjoys attractive gardens, single cart lodge and parking.

£1,500 pcm

18 Crown Street, Castle Hedingham, Essex, CO9 3DB

This charming property enjoys a central location within walking distance of the village amenities and offers flexible accommodation of a contemporary nature. Of particular note is the spacious and extensively fitted kitchen/breakfast room which has solid oak flooring and French doors to the garden. The kitchen/breakfast room includes an integrated dishwasher, a large American style fridge/freezer, a brand new integrated washing machine and a brand new boiler. The sitting room has solid oak flooring, a fireplace that would allow for a wood burner and French doors to the garden. The first floor accommodation is equally impressive with a large en-suite bathroom to the master bedroom and a generous family bathroom serving the two remaining bedrooms.

The property is approached via a paved drive leading to the single cart lodge. The front door is accessed via a path flanked by wrought iron railings. The split level rear garden offers a sandstone entertaining space and raised seating area. The boundaries are of a mature nature to include beech hedging and red brick wall providing a high degree of privacy.

TENURE: A holding deposit of one week's rent will be required to process an application for a Tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover, the holding deposit will go towards this payment. Fees may be charged for late payment of rent and mislaid keys.

The well presented accommodation comprises:

Situated in the heart of this highly regarded village

Walking distance of the amenities

Attractive garden

Three bedrooms

Single cart lodge and parking

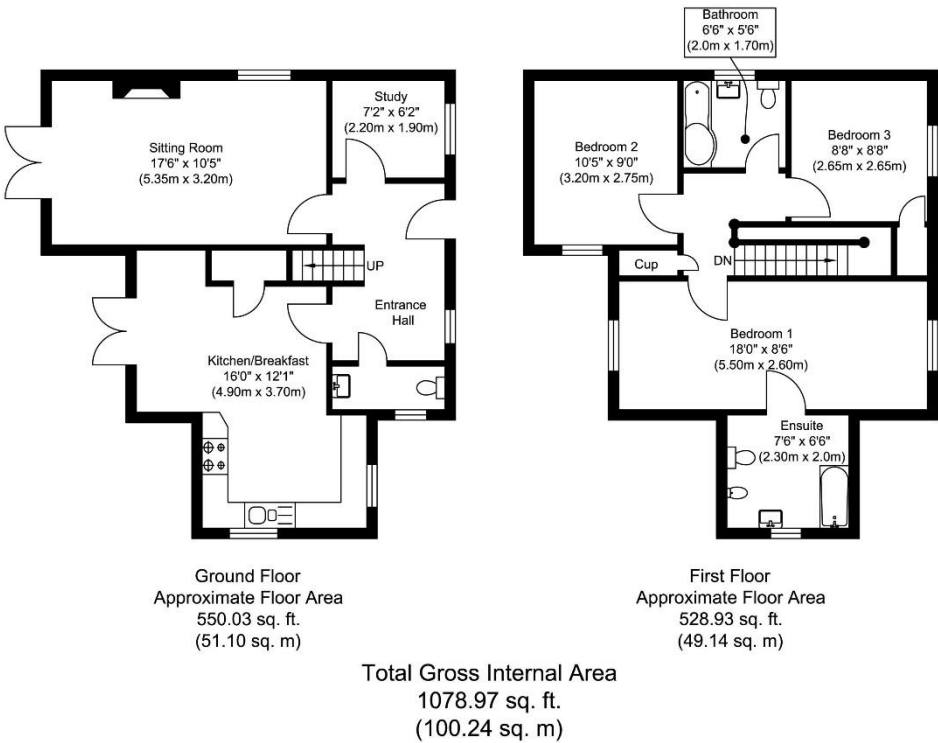
Location

Castle Hedingham, named after its famous Norman Keep, is a very pretty village containing a wealth of fine period houses. Amenities include a village shop, post office, St Nicholas parish church, 2 pubs, tea-room, restaurant, tennis courts, doctors' surgery, a cricket field, primary school and playing fields. The nearby market towns of Halstead, Sudbury and Braintree provide for more extensive needs including a commuter line from Sudbury. Witham and Kelvedon both 15 miles and Braintree all provide rail links to London Liverpool Street.

Access

Halstead 5 miles
Sudbury 6 miles
Braintree 10 miles

Braintree-Liverpool St 60 mins
Stansted Airport approx. 30 mins
M25 J27 approx. 50 mins



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing strictly by appointment with David Burr.

Castle Hedingham	01787 463404
Castle Hedingham	(01787) 463404
Clare	(01787) 277811
Leavenheath	(01206) 263007
Long Melford	(01787) 883144
Woolpit	(01359) 245245
Bury St Edmunds	(01284) 725525
London	(020) 78390888
Linton & Villages	(01440) 784 346

Additional information

Services: Main water, electricity and drainage
Gas fired heating to radiators. EPC rating: C Council tax band: C
Broadband speed: up to 1000 Mbps (Ofcom).
Mobile coverage: EE, O2, Three, Vodafone (Ofcom).
None of the services have been tested by the agent.
Local authority: Braintree District Council (01376) 552 525.
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