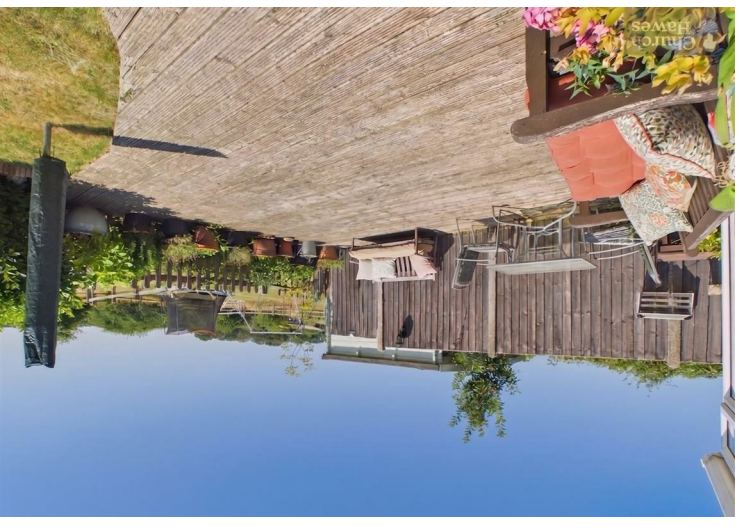
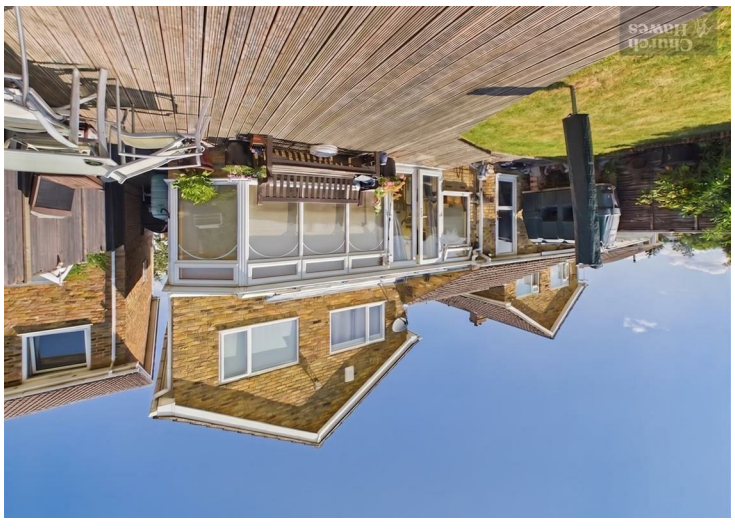
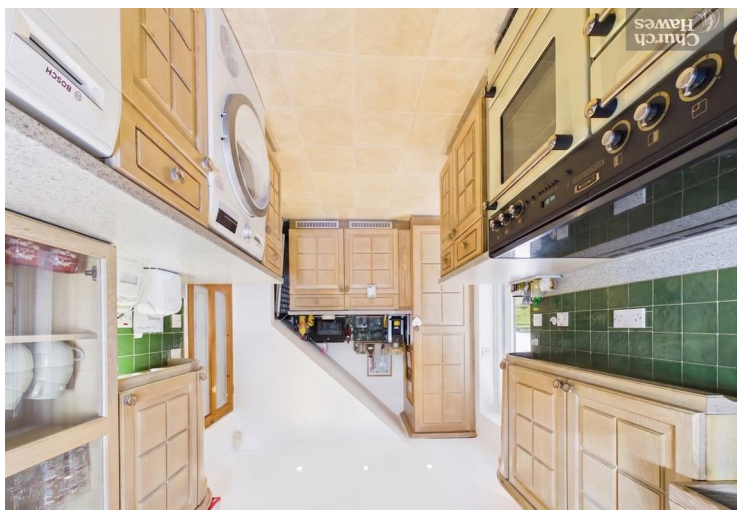

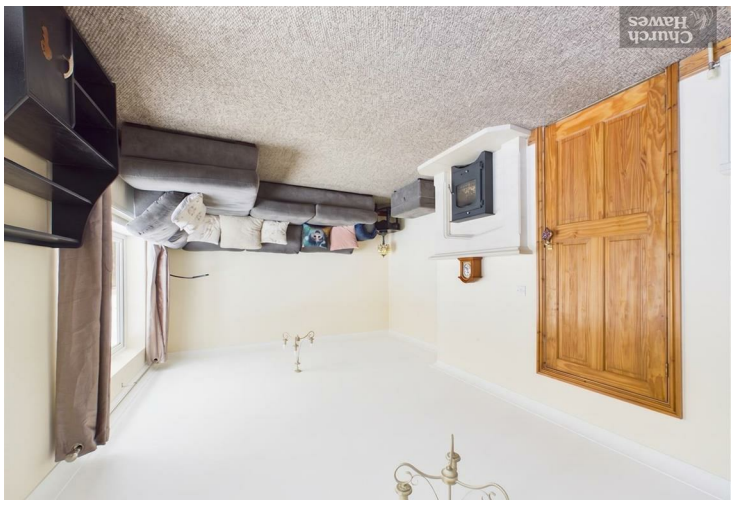

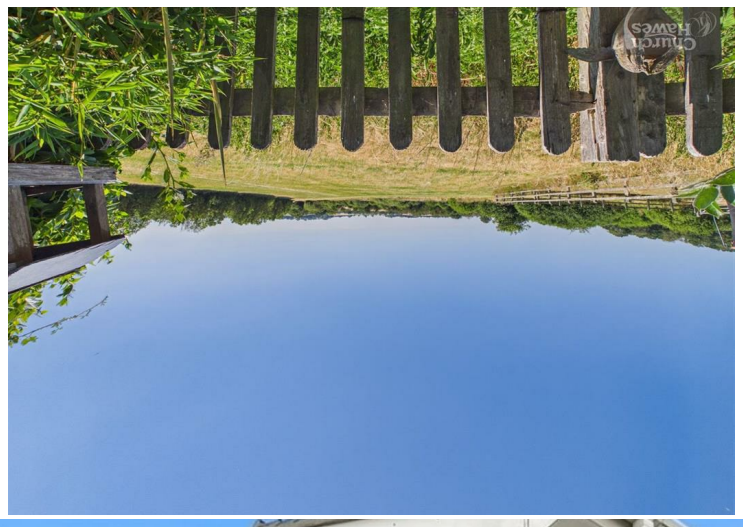
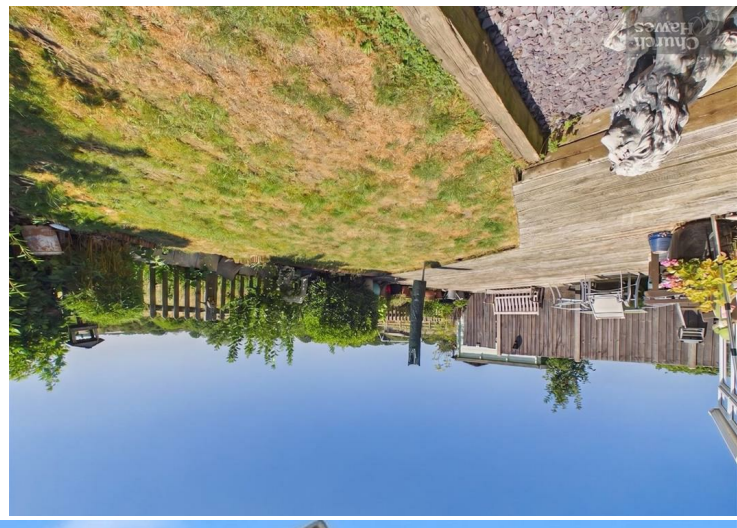

16 Salforal Close, Rettendon Common , Essex CM3 8EL

£500,000

Church & Hawes
Est.1977
Estate Agents, Valuers, Letting & Management Agents

www.churchandhawes.com
58 Main Road, Danbury, Essex, CM3 4NG
Tel: 01245 225853
danbury@churchandhawes.com

Located in the tranquil setting of Salforal Close, Rettendon Common, this charming detached house presents a rare opportunity to acquire a family home in a picturesque rural location. Spanning a comfortable 1262 square feet, this property boasts four spacious bedrooms and two well-appointed bathrooms, making it ideal for families seeking comfort and space.

The house features two inviting reception rooms, perfect for both relaxation and entertaining. Large windows throughout the home offer breathtaking views over the surrounding fields, allowing you to enjoy the beauty of nature from the comfort of your living space. The property, built in the 1980's, provides a solid foundation with ample scope for enhancement, ensuring it can be tailored to your long-term needs and preferences.

For those who do not yet know know there area there are other additional benefits in that there is a popular primary school, an equestrian centre and the "Royal Tiger" restaurant all within a short drive from the house

Agents Notes, Money Laundering & Referrals

AGENTS NOTE: These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale.

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

Approximate total area(1)
1262 ft²
117.3 m²

Balconies and terraces
311 ft²
28.9 m²

Reduced headroom
5 ft²
0.4 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360