



NP NICHOLAS
PERCIVAL

To Let. £1,500 PCM

4 Appletree Hill Cottages, Hartford End, CM31LD



A delightful and immaculately presented two-bedroom cottage set within the desirable hamlet of Hartford End, enjoying off-road parking and breathtaking countryside views to both the front and rear.

To Let £1500 pcm | Holding Deposit £346 | Deposit £1730
EPC E52 | Chelmsford City Council Tax Band C

Property

Recently refurbished throughout to an excellent standard, this delightful home offers beautifully presented and well-proportioned accommodation combining character features with modern finishes.

The ground floor comprises a welcoming entrance hall with stairs rising to the first floor, leading into a spacious sitting room featuring a decorative fireplace and useful built-in storage. Beyond is a generous dining room, ideal for entertaining, which flows seamlessly into the newly fitted Howdens shaker-style kitchen. Finished with wood-effect worktops, the kitchen benefits from an integrated electric oven, hob and extractor hood, together with space for freestanding appliances including a dishwasher and fridge/freezer. A practical utility room with plumbing for a washing machine completes the ground floor accommodation.

To the first floor are two spacious double bedrooms and a stylish newly fitted family bathroom, appointed with contemporary white sanitary ware comprising a WC, wash hand basin and bath with shower over

Outside

To the front of the property, a gravel driveway provides off-road parking for two vehicles. The enclosed rear garden is predominantly laid to lawn with a patio seating area, perfectly positioned to enjoy the superb open views across the surrounding farmland.

A substantial outbuilding offers excellent additional storage space and further practicality

Location

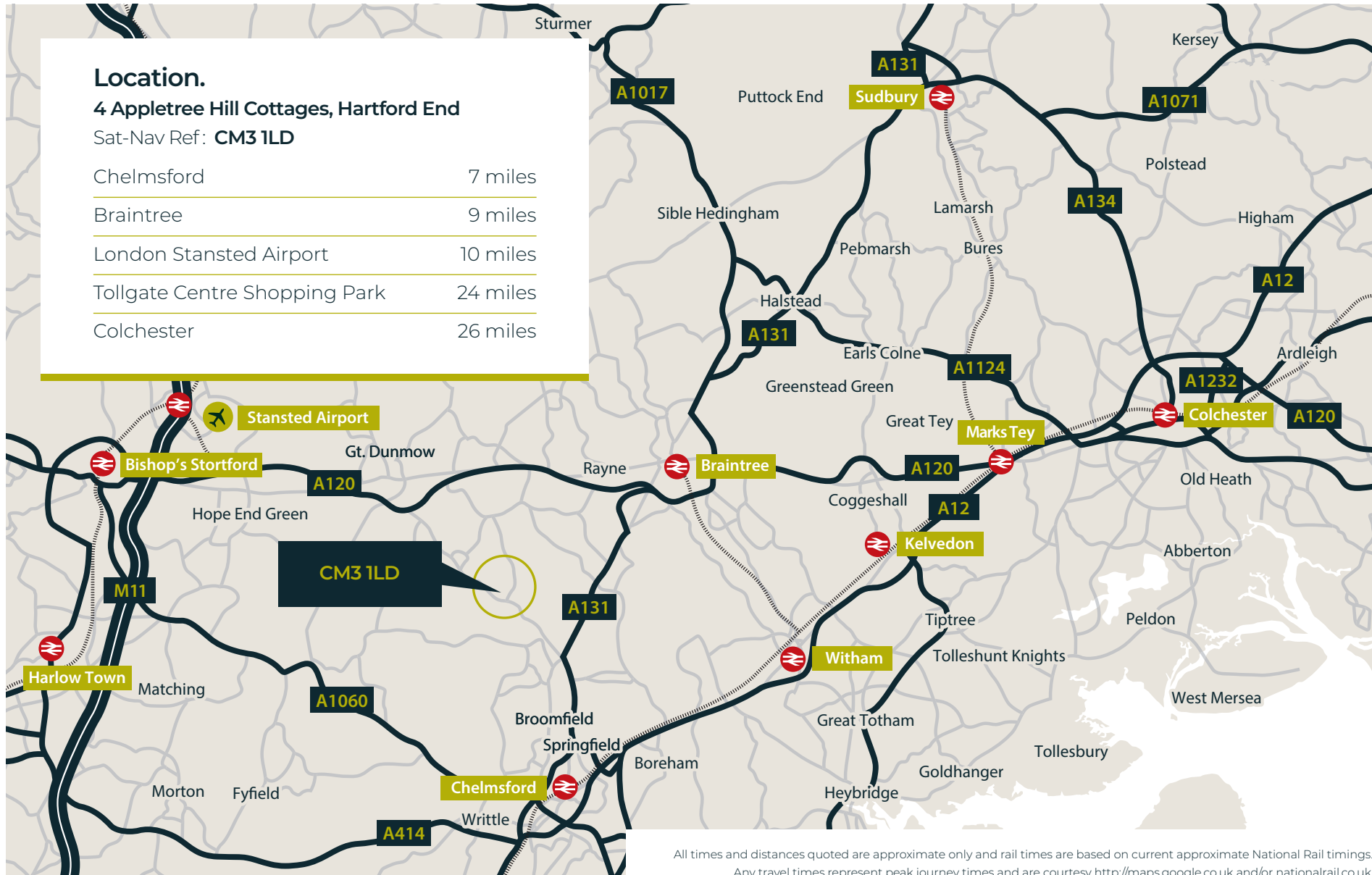
Located in the charming hamlet of Hartford End, this property enjoys a peaceful semi-rural setting surrounded by open countryside, while remaining conveniently close to the amenities, schools and transport links of Chelmsford. The area offers an ideal balance of village tranquillity and everyday convenience, with picturesque walks, traditional pubs and excellent access to surrounding Essex villages and commuter routes.

Location.

4 Appletree Hill Cottages, Hartford End

Sat-Nav Ref: **CM3 1LD**

Chelmsford	7 miles
Braintree	9 miles
London Stansted Airport	10 miles
Tollgate Centre Shopping Park	24 miles
Colchester	26 miles



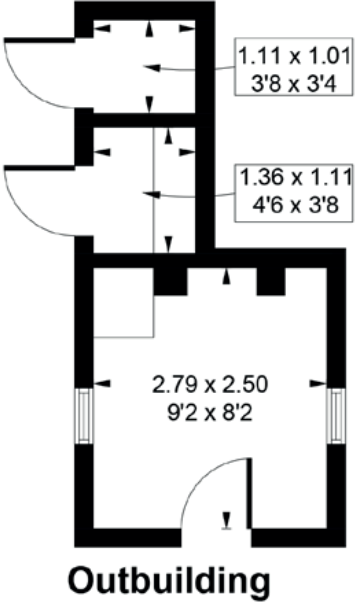
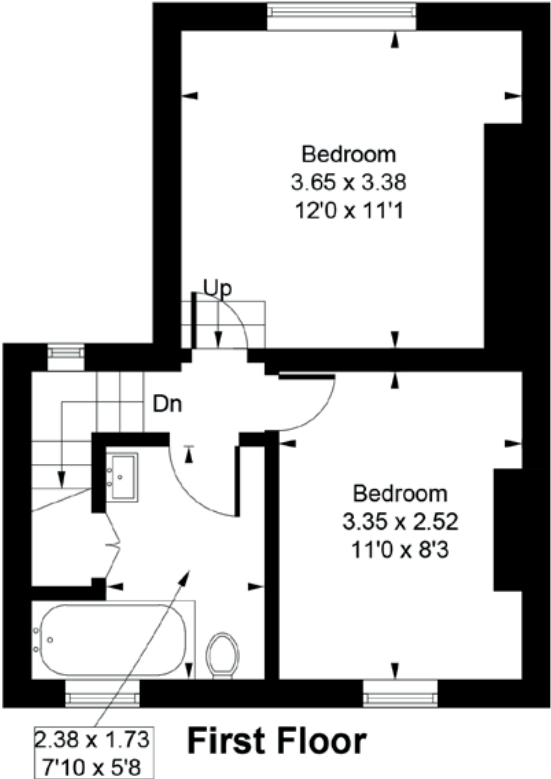
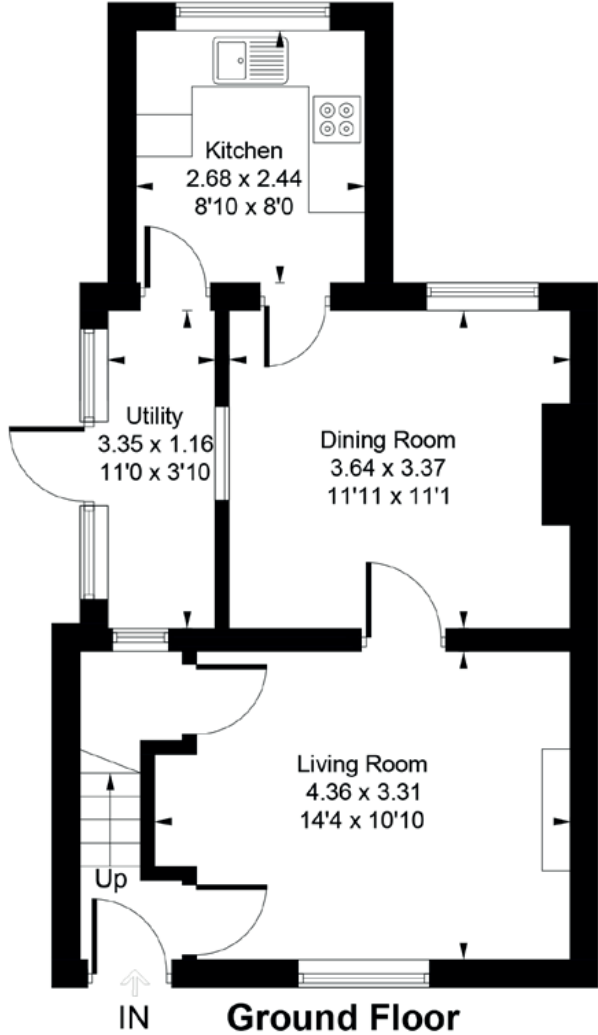
All times and distances quoted are approximate only and rail times are based on current approximate National Rail timings. Any travel times represent peak journey times and are courtesy <http://maps.google.co.uk> and/or nationalrail.co.uk







Approximate Gross Internal Area = 793 sq ft / 73.7 sq m
Outbuildings = 103 sq ft / 9.6 sq m
Total = 896 sq ft / 83.3 sq m



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only. Measurements are approximate and not to scale.

Viewing is strictly by appointment with the Sole Letting Agents.

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Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

Please note, digitally enhanced were taken in 2023 and the property has since been occupied.

IMPORTANT: we would like to inform prospective tenants that these lettings 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 rent, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract.