

DAVID
BURR



49 BARRYFIELDS, SHALFORD, BRAINTREE, ESSEX, CM7 5HJ

A substantial five bedroom family home in a pleasant village location, offering versatile and flexible accommodation, in excess of 2000 square feet. Integral garage, parking and low maintenance garden.

£1,950 pcm

49 Barryfields, Shalford, Braintree, Essex, CM7 5HJ

49 Barryfields is an established detached property enjoying a secluded position within this popular and sought after village. The property affords versatile and flexible family accommodation arranged over two floors with generously proportioned rooms, and a first floor balcony which is accessed from one of the bedrooms.

The gardens are designed with low maintenance in mind and provide a private and secure family entertaining area.

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 accommodation comprises:

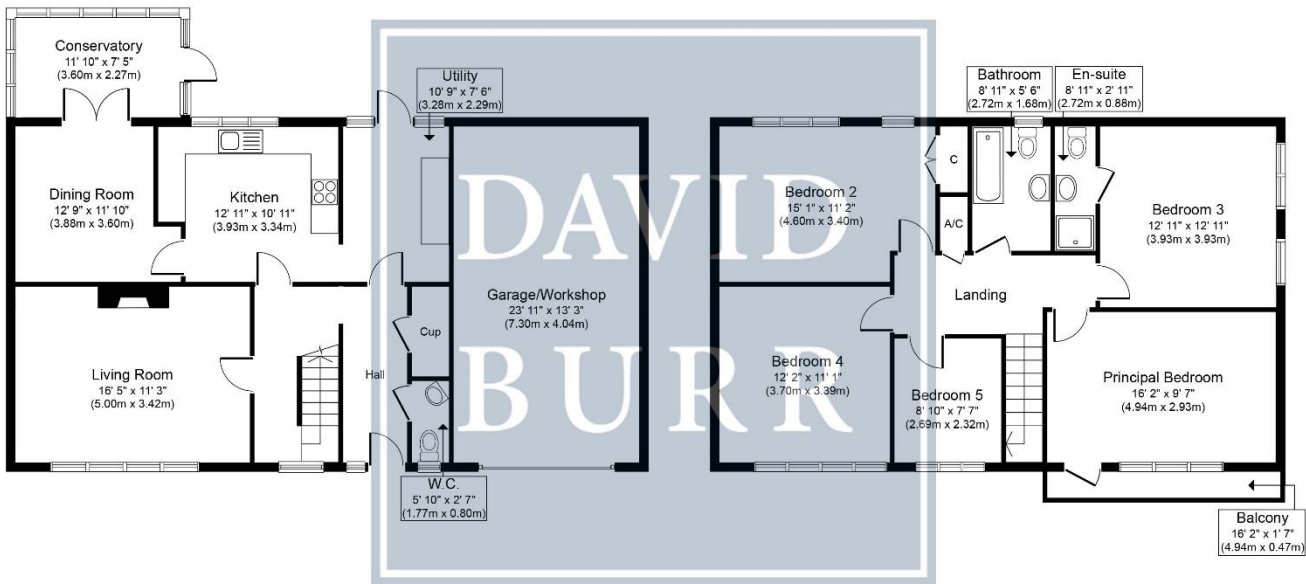
- Two reception rooms and conservatory
- Enclosed rear garden
- Accommodation in excess of 2000 square feet
- Ample parking
- Garage

Location

Shalford is an attractive and popular village with a range of amenities to include village shop, school, public house and the impressive church of St Andrews. The nearby market town of Braintree provides more extensive facilities. The village has fast access to Stansted Airport via the A120 and London Liverpool Street can be reached in approximately one hour by rail and road.

Access

- | | |
|--------------------|---------------------------------------|
| Halstead 9 miles | Saffron Walden – Liverpool St 60 mins |
| Braintree 13 miles | Stansted approx 30 mins |
| Sudbury 13 miles | M25 J27 approx 50 mins |



Ground Floor
Approximate Floor Area
1,163 sq. ft.
(108.0 sq. m.)

First Floor
Approximate Floor Area
947 sq. ft.
(88.0 sq. m.)

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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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.
Oil fired heating to radiators. EPC rating: E Council tax band: E
Broadband speed: up to 1000 Mbps (Ofcom).
Mobile coverage: EE, Three, O2 and Vodafone (Ofcom).
None of the services have been tested by the agent.
Local authority: Braintree District Council (01376) 552 525.
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