



Cherry Garden Lane, Danbury , Essex CM3 4QY
£2,500 Per month

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Available for let now... A substantial detached 5 bedroom bungalow offering generous and versatile accommodation throughout. The property features two spacious reception rooms plus a large reception hall, creating a welcoming and flexible living layout. A bright garden room overlooks the lovely mature south-facing gardens, providing an ideal space to relax and enjoy the surroundings.

There are two well-appointed bathrooms, a fitted kitchen, and ample storage throughout. Outside, the property benefits from a garage and plenty of parking, making it suitable for multiple vehicles.

Set within attractive established gardens, this home offers both privacy and convenience, and would suit those seeking generous single-level living in a peaceful setting. Energy rating D.



Entrance Lobby

Reception Hall 23' x 7'9 (7.01m x 2.36m)

Sitting Room 24'3 x 16'2>12'2 (7.39m x 4.93m>3.71m)

Dining Room 13'8 x 12' (4.17m x 3.66m)

Kitchen Breakfast Room 17'4 x 10'1 (5.28m x 3.07m)

Rear Lobby

Door to exterior and door to garage.

Garden Room 11'2 9'6 (3.40m 2.90m)

Hallway 16'8 x 5'2 (5.08m x 1.57m)

Bedroom One 16'8 x 11' (5.08m x 3.35m)

Bedroom Two 19'4 x 11'2>8'2 (5.89m x 3.40m>2.49m)

Bedroom Three 11' x 9'9 (3.35m x 2.97m)

Bedroom Four 13'5 x 7'4 (4.09m x 2.24m)

Study/Bedroom Five 11'9 x 8'2 (3.58m x 2.49m)

Family Bathroom 9'4 x 7'3 (2.84m x 2.21m)

Shower Room & WC

Cloakroom

EXTERIOR

Driveway parking for numerous vehicles leading to the garage. Access along side the bungalow to rear garden.

Lettings Agent Note

You will be required to complete a PRE-LET APPLICATION and once this has been supplied we will contact you to arrange a viewing if required, usually by agreement with the owner or present tenant.

A credit reference agency will carry out relevant checks, this will include details of your bank, employment, (accountant, if you are self employed), they will also carry out a credit check THIS WILL BE CARRIED OUT ONLINE.

So as to satisfy the RIGHT TO RENT and ANTI-MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTIONS, please supply your UK/EU PASSPORT, NON EU PASSPORT and RIGHT TO STAY VISA IF NON EU PASSPORT, DRIVING LICENCE and also a UTILITY BILL (not more than three months old) showing your current address.

Before the application can begin we will need the above along with the PRE LET QUESTIONNAIRE, PET /ALTERATIONS/WORKS request forms, returned fully completed and signed, without these we are unable to proceed with your proposed rental. COMPANY LETS ARE CHARGED AT £250 PER REFERENCE and a £160 CHARGE FOR THE PREPARATION OF THE TENANCY AGREEMENT. Your application will then be processed by a Reference Agency.

Church & Hawes require a holding deposit of one weeks rent in order to proceed with the application. In the event of the parties proceeding with the tenancy, the holding deposit will form part of the move in monies payable by you before you move in. Unless informed otherwise, it will be taken against the Rent payable. This will be requested via our Platform partner Goodlord.

One weeks holding deposit is the rent multiplied by 12 months and then divided by 52. For example (Rent of £1,000 pcm x 12 = £12,000 divided by 52 = £230.77 holding deposit.

If the tenancy does not proceed due to no fault of your own (IE landlord deciding not to rent the property, the holding deposit will be returned) If the tenancy does not proceed due to your own circumstances including reference refusal, then the holding deposit will not be returnable.

A security deposit, equal to 5 weeks of the total rent for the property, which is held during the tenancy as security for the rent and property condition by Church and Hawes as stakeholder for security breaches of the tenancy agreement, therein, Church and Hawes are members of the tenancy deposit scheme. N.B. Both the deposit

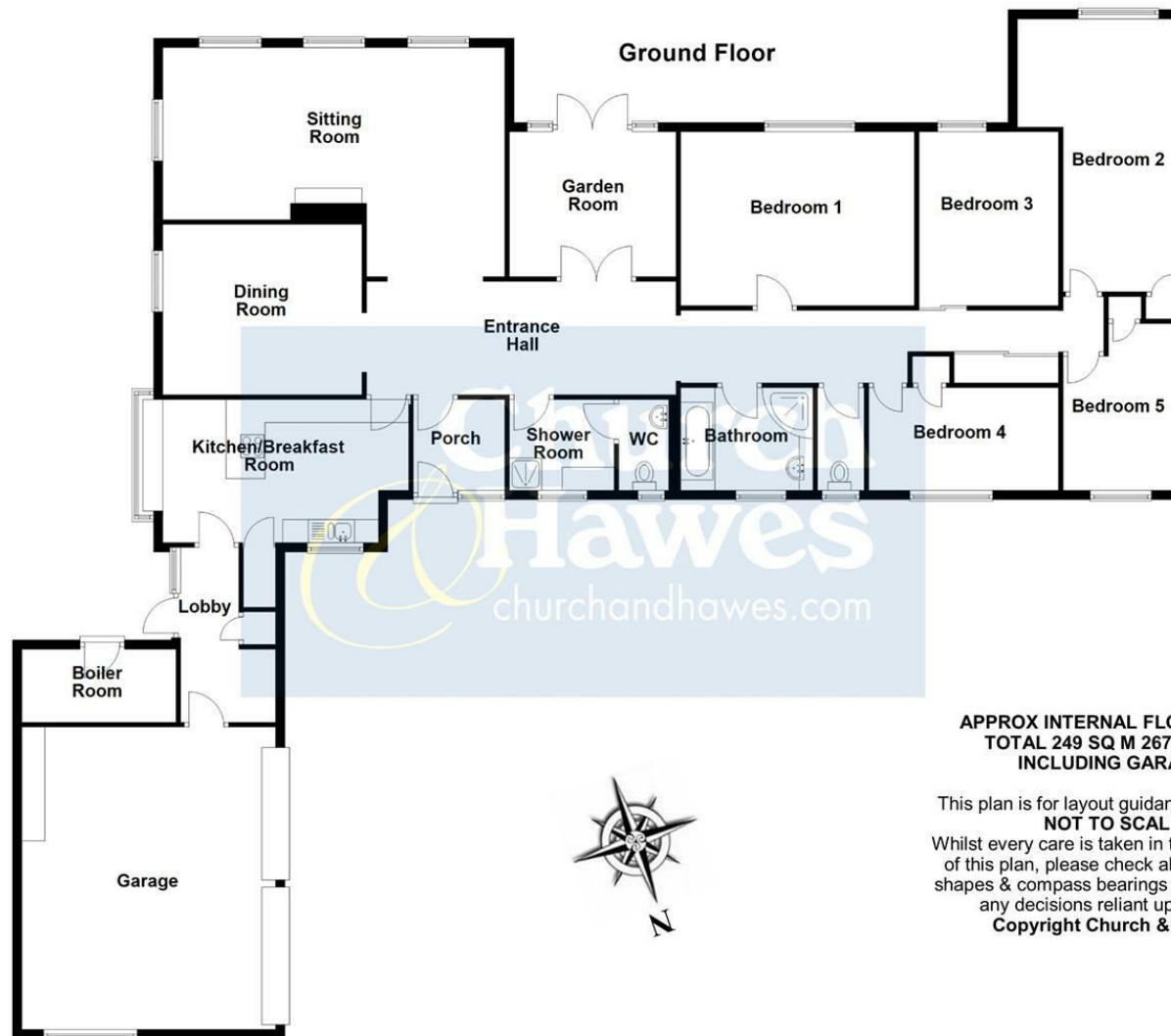
together with the first month's rent, in advance are payable upon signing the Tenancy Agreement and must be cleared funds made by Electronic transfer (please ask for our bank details). You cannot collect the keys until monies are received.

CASH IS NOT ACCEPTABLE. PLEASE DO NOT SEND FUNDS UNLESS REQUESTED TO DO SO.

Reference Checks are not carried out within the office. Please complete the relative forms and return them to this office. Our Lettings Management office can be contacted at 4 High Street, Maldon, CM9 5PJ. 01621 878417 or lettings@churchandhawes.com.







**APPROX INTERNAL FLOOR AREA
TOTAL 249 SQ M 2676 SQ FT
INCLUDING GARAGE**

This plan is for layout guidance only and is
NOT TO SCALE
Whilst every care is taken in the preparation
of this plan, please check all dimensions,
shapes & compass bearings before making
any decisions reliant upon them.
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