



**NP** NICHOLAS  
PERCIVAL

**To Let.** £1,750 PCM  
9 London Road, Kelvedon CO5 9AU

Incorporating **BS** BIRCHALL  
STEEL



A spacious and well-presented 3–4 bedroom chalet-style home,  
ideally situated in the highly sought-after village of Kelvedon.

To Let £1750 pcm | Holding deposit £403 | Deposit £2015

This modern property offers versatile and generous living accommodation across two floors.

The ground floor features two large double bedrooms, both benefiting from integrated wardrobes, alongside a contemporary family bathroom complete with a rainfall shower, bath, vanity basin, and WC.

The entrance hall leads through to a bright and spacious living room, complete with a traditional-style decorative fireplace and patio doors opening onto the rear garden. The modern kitchen is finished in a sleek grey handleless design and includes integrated appliances such as an oven, hob, extractor fan, and dishwasher, with additional space for a large fridge/freezer.

A separate utility room provides further appliance space and direct access to the garden. The kitchen also connects via stylish sliding doors to a large conservatory, creating an excellent additional dining or living area.

Upstairs, the property offers two further bedrooms (one double and one single) along with a well-appointed shower room featuring a rainfall shower, vanity unit, and WC.

Externally, the home is accessed via a private driveway from London Road, offering off-road parking for 2 cars.

The enclosed rear garden includes a patio area, lawn, and pergola, ideal for outdoor entertaining.

---



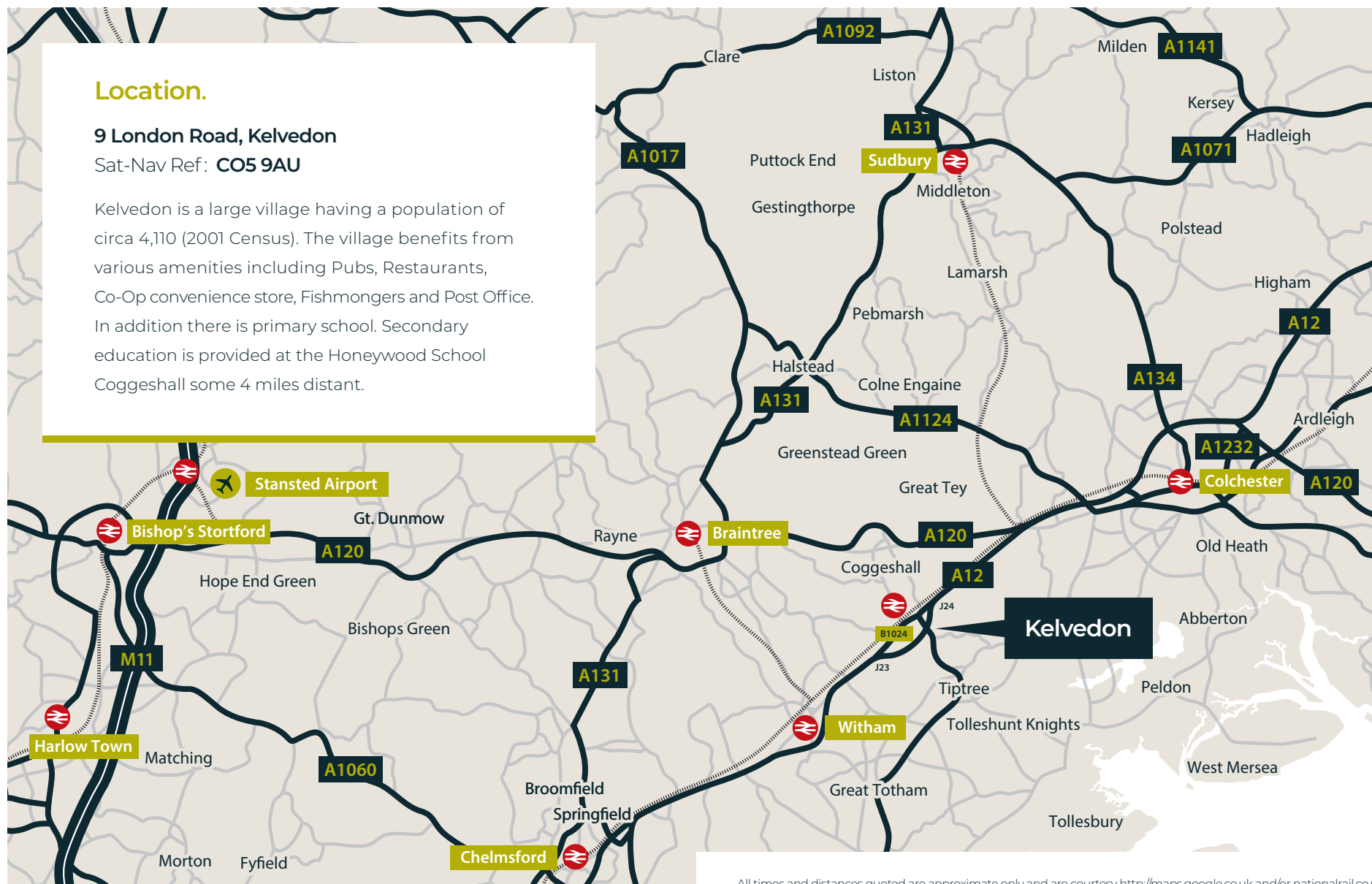


## Location.

### 9 London Road, Kelvedon

Sat-Nav Ref: **CO5 9AU**

Kelvedon is a large village having a population of circa 4,110 (2001 Census). The village benefits from various amenities including Pubs, Restaurants, Co-Op convenience store, Fishmongers and Post Office. In addition there is primary school. Secondary education is provided at the Honeywood School Coggeshall some 4 miles distant.



All times and distances quoted are approximate only and are courtesy <http://maps.google.co.uk> and/or [nationalrail.co.uk](http://nationalrail.co.uk)

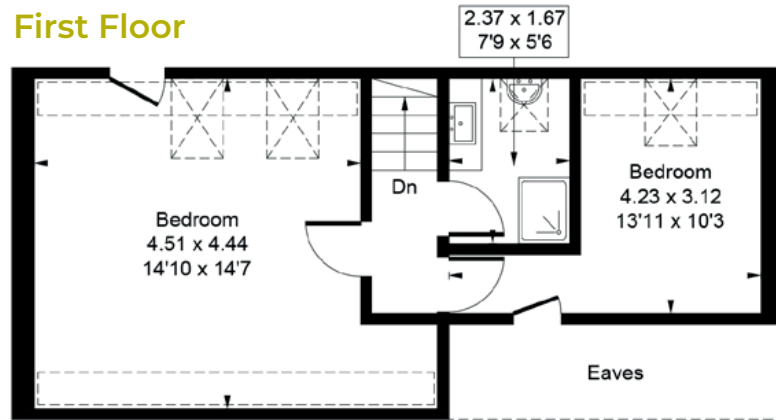









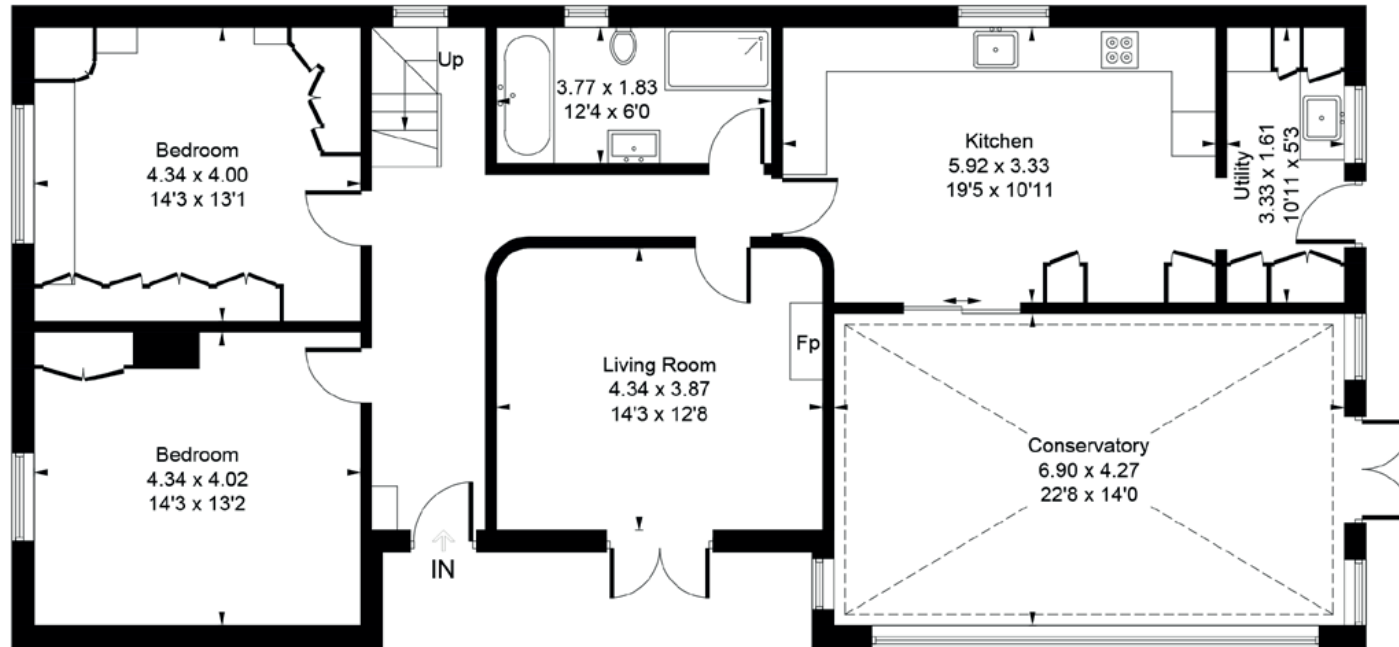
**First Floor**



**9 London Road, Kelvedon, CO5 9AU**

Approximate Gross Internal Area = 1901 sq ft / 176.6 sq m  
(Excluding Eaves)

 = Reduced headroom below 1.5m / 5'0"



**Ground Floor**

Viewing is strictly by appointment with the Sole Letting Agents.

**NP** NICHOLAS  
PERCIVAL

Incorporating **BS** BIRCHALL  
STEEL

**01206 563222**

[info@nicholaspercival.co.uk](mailto:info@nicholaspercival.co.uk)

[nicholaspercival.co.uk](http://nicholaspercival.co.uk)

Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

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.