



Matthew
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Fairview Steam Mill Road, Bradfield

£2,750 pcm

This impressive four-bedroom, three-bathroom detached house offers spacious and flexible living, perfect for entertaining. The heart of the home is a stunning open plan kitchen, dining, and family area, flooded with natural light from skylights and expansive bi-fold doors that seamlessly connect to the beautifully landscaped garden. The modern kitchen boasts a large island and elegant herringbone flooring, while the generous living rooms provide ample space for relaxation. The four well-proportioned bedrooms provide ample space for family living, while the two stylish bathrooms offer convenience and comfort. Situated in a picturesque village location.

Hallway

18' 1" x 7' 0" (5.51m x 2.14m)

Greeted by an open entrance hallway with storage cupboard and stairs leading to first floor. Doors leading to:

Living Room

19' 5" x 13' 5" (5.93m x 4.09m)

A spacious reception room with feature fireplace and window to front aspect

Kitchen / Dining / Family Room

26' 3" x 13' 1" (8.00m x 4.00m)

A magnificent open plan living/dining/kitchen area, with plenty of space and natural light feeding into the room

with plenty of space and natural light feeding into the room by bifold doors leading to the garden. The modern kitchen comprises of a breakfast bar/island with white marble worktops and sink. Plenty of overhead and under counter storage, four ring hob, two integrated ovens, integrated dishwasher and microwave.

Utility Room

8' 2" x 6' 6" (2.48m x 1.98m)

Space for a washing machine and tumble dryer. Door leading to

WC

7' 6" x 2' 11" (2.28m x 0.89m)

Comprising of low level w/c and hand wash pedestal



Landing

8' 10" x 5' 5" (2.69m x 1.64m)

Doors leading to

Bedroom One

12' 7" x 9' 7" (3.84m x 2.91m)

A double bedroom with window to rear aspect. Door leading to:

Ensuite

7' 11" x 5' 7" (2.42m x 1.70m)

Comprising of a walk in shower, pedestal hand wash basin and low level w/c. Window to rear aspect.

Bedroom Two

11' 9" x 9' 6" (3.57m x 2.90m)

A double bedroom with a cupboard housing the water

A double bedroom with a cupboard housing the water tank. Window to front aspect

Bathroom

8' 11" x 7' 6" (2.71m x 2.28m)

A white suite comprising of panelled bath, hand wash basin, low level w/c and shower cubical. Walls tiled throughout. Window to rear aspect.

Bedroom Three

17' 7" x 7' 6" (5.35m x 2.29m)

A long single bedroom with a window to front aspect

Bedroom Four

11' 11" x 6' 7" (3.63m x 2.00m)

Comprising of a range of fitted wardrobes and window to front aspect.



Viewings

Strictly by prior appointment with the Letting Agent. If you wish to proceed with this property following your viewing then please supply an application either directly to the office or via our website - www.matthewjamespc.co.uk. Select the property in question and click "Make an Offer"



Tenancy Information

Tenancy Information - The rent is exclusive of utilities and council tax.

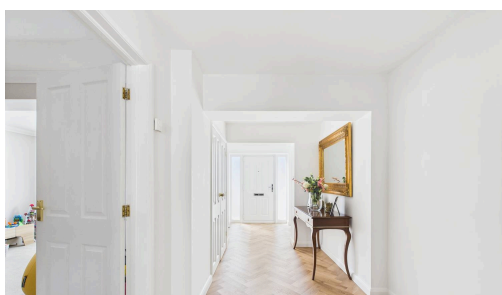
Deposit: £3,173

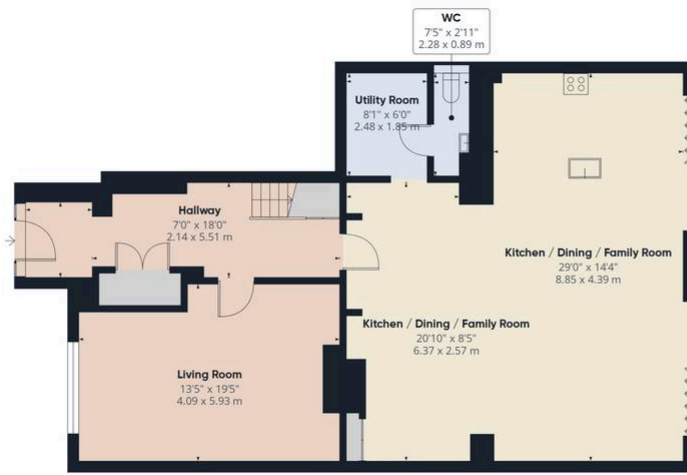
Council Tax Band: D

Availability: Beginning of September

EPC Rating: D

* MJPC have partnered with Reposit to offer a Cashless Deposit option to the normal 5 week deposit.





Floor 0

Approximate total area⁽¹⁾

1777 ft²
165 m²



Floor 1

(1) Excluding balconies and terraces

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

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