



Mallows Green, Bishop's Stortford, CM23 1BS

**CHEFFINS**



## Mallows Green

Manuden, Bishop's Stortford,  
CM23 1BS

- MINIMUM OF A 6 MONTH TENANCY
- MANAGED BY CHEFFINS
- THREE DOUBLE BEDROOMS
- LARGE DRIVEWAY AND CART LODGE
- GARDENS
- FIBRE OPTIC BROADBAND VIA GIGACLEAR AVAILABLE
- HOME OFFICE
- GARDENER INCLUDED IN THE RENT
- AVAILABLE NOW

A beautiful three bedroom home set in an idyllic Countryside position offering spacious accommodation, large driveway, cartlodge and gardens. Offered on a part furnished basis and available now.

3 2 2

**£2,400 PCM**





## LOCATION

The well-regarded village of Manuden has a church, popular primary school, inn and garage. The village is situated approximately four miles north west of Bishop's Stortford where there is an extensive range of shops, leisure facilities and excellent schools. The mainline station at Bishop's Stortford provides a regular train service to London's Liverpool Street, and access to the M11 is approximately five miles from the village. The historic market town of Saffron Walden lies approximately nine miles to the north east and has a comprehensive range of shops.



## GROUND FLOOR

### ENTRANCE HALL

With storage cupboard, stairs ascending to first floor and door leading through to:

### DINING AREA

With woodburning stove, dual aspect windows over the front and rear of the property and beamed partition wall through to:

### KITCHEN/ BREAKFAST ROOM

With large island to the centre of the room providing additional work space and storage. Integrated Kenwood dishwasher and tumble dryer as well as electric Britannia range cooker, Bosch washing machine and American style fridge freezer. Windows over the front and side aspect and access out to the front garden.

### LOUNGE

With woodburning stove, storage cupboard, dresser and windows over the side and rear aspect as well as access out to the rear garden.

### CLOAKROOM

With W/C, wash basin and storage cupboard housing the water tank.

Obscured window overlooking the rear aspect.

## FIRST FLOOR

### LANDING

With exposed beams, doors through to adjoining rooms and window overlooking the rear aspect.

### BEDROOM ONE

With window overlooking the front aspect, exposed beams, chest of drawers and access through to:

### EN SUITE SHOWER ROOM

Three piece suite with shower cubicle, W/C and wash basin with storage below as well as heated towel rail.

### BEDROOM TWO

With exposed beams, feature fireplace and dual aspect windows over the rear aspect.

### BEDROOM THREE

With exposed beams, chest of drawers and window overlooking the front aspect.

### BATHROOM

With exposed beams, freestanding roll top bath, W/C and wash basin as well as radiator with heated towel rail.

## OUTSIDE

Externally the property offers ample driveway parking, cart lodge with office over, garden shed and beautiful landscaped gardens to the rear with patio area and lawn.

### CART LODGE

With parking for two cars and providing additional storage.

### HOME OFFICE

Set above the car port, this handy additional space would make a fantastic home office or games room.

### VIEWINGS

Strictly by appointment through the agent.

### LETTING AGENT NOTES

Holding deposit : £553.00

For more information on this property please refer to the Material Information brochure on our Website.









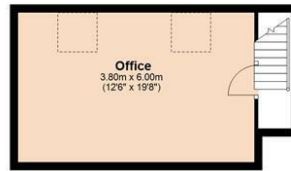
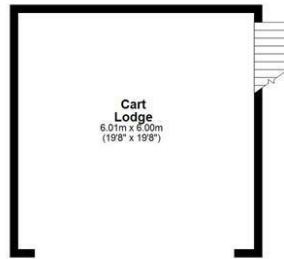
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

£2,400 PCM  
Council Tax Band - E  
Local Authority - Uttlesford

Agents note:  
[For more information on this property please refer to the Material Information Brochure on our website.](#)

Hill Street Saffron Walden, Essex, CB10 1JD | 01799 523656 | [cheffins.co.uk](http://cheffins.co.uk)

IMPORTANT: we would like to inform prospective purchasers that these sales 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 buy, please contact us before viewing the property.



**Ground Floor**  
Approx. 112.4 sq. metres (1209.6 sq. feet)



**First Floor**  
Approx. 107.6 sq. metres (1158.1 sq. feet)



Total area: approx. 220.0 sq. metres (2367.7 sq. feet)

