

Oak Road, Rivenhall, Witham, CM8 3HF



To Let  
Unfurnished  
£1,900pcm

4 bedrooms  
4 reception rooms  
2 bathrooms





## Some details

In the sought after village of Rivenhall End is this rarely available four bedroom detached house. The property benefits from four reception rooms, two bathrooms, double garage, large rear garden and farmland views to the rear.

On entering the property the entrance hall has access to all principal rooms, the ground floor cloakroom and stairs to the first floor. The lounge is to the rear of the property with French doors opening onto the garden. There is a snug/sitting room with a bay window and also a study, ideal for those working from home, with a window to the side. The dining room opens into the kitchen and also a door to the side garden. The kitchen is fitted with range of wall and base units with built-in appliances, electric oven, hob and extractor fan, there is a vaulted ceiling with two velux windows, a window to the side and a door to the garage.

On the first floor the master bedroom is to the front of the property with a bay window, fitted wardrobes and an ensuite shower room. There are three further bedrooms with bedrooms two and four located to the rear of the property with windows overlooking the rear garden and bedroom three to the front. The family bathroom comprises a panelled bath, wc and wash hand basin.

### Entrance hall

### Cloakroom

8' 2" x 4' 4" (2.49m x 1.32m)

### Lounge

19' 7" x 16' 2" (5.97m x 4.93m)

### Snug

12' 2" x 10' 5" (3.71m x 3.18m)

### Study

8' 8" x 6' 9" (2.64m x 2.06m)

### Dining room

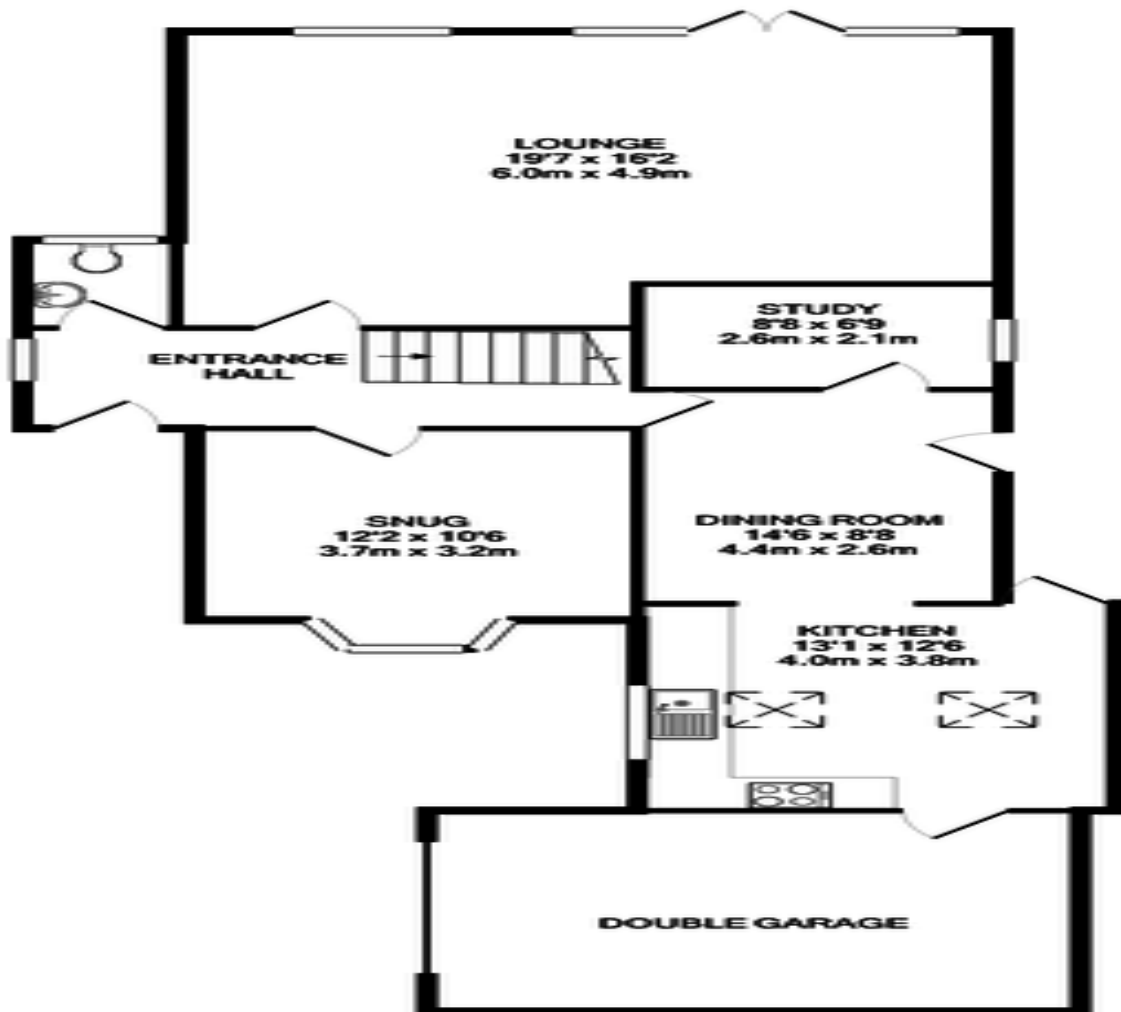
14' 6" x 8' 8" (4.42m x 2.64m)

### Kitchen

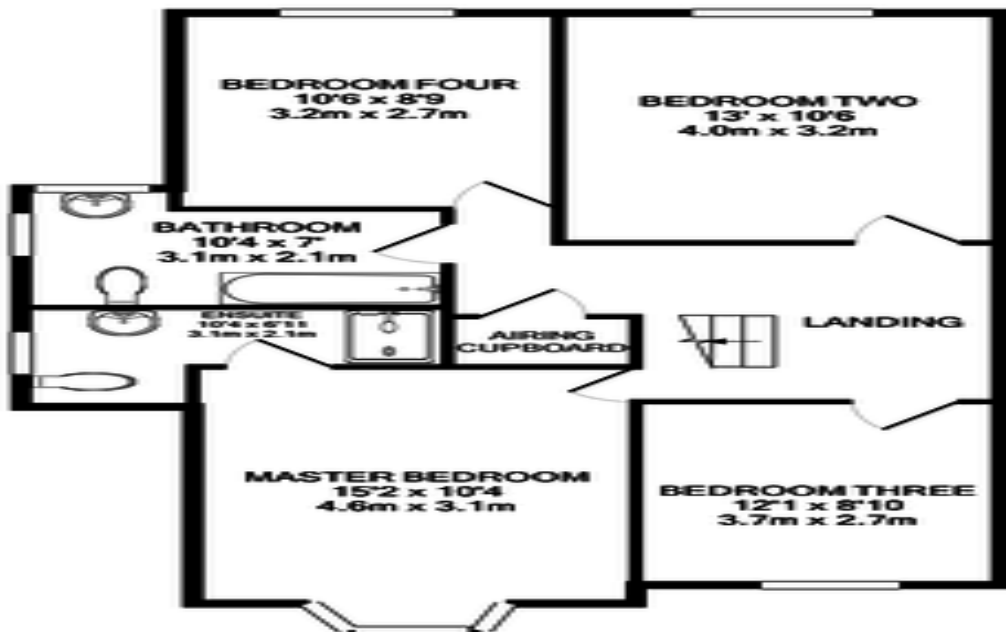
13' 1" x 12' 6" (3.99m x 3.81m)



This impressive four bedroom detached house in the sought after village of Rivenhall End benefits from four reception rooms, two bathrooms, a double garage, large rear garden and field views to the rear.



**GROUND FLOOR**  
 APPROX. FLOOR  
 AREA 1125 SQ.FT.  
 (104.5 SQ.M.)



**1ST FLOOR**  
 APPROX. FLOOR  
 AREA 783 SQ.FT.  
 (72.7 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1908 SQ.FT. (177.2 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. 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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Landing

Bedroom one

15' 2" x 10' 4" (4.62m x 3.15m)

Ensuite

10' 4" x 6' 11" (3.15m x 2.11m)

Bedroom two

13' 0" x 10' 6" (3.96m x 3.2m)

Bedroom three

12' 1" x 8' 10" (3.68m x 2.69m)

Bedroom four

10' 6" x 8' 9" (3.2m x 2.67m)

Bathroom

10' 4" x 7' 0" (3.15m x 2.13m)







Particulars for Oak Road, Rivenhall, Witham, CM8 3HF

### The outside

The property is approached via a good sized block paved driveway providing off road parking for a number of vehicles and giving access to the double garage with up/over door and power and light connected.

The rear garden commences with a large decked seating area and the remainder is laid to lawn with flower and shrub borders, enclosed by panel fencing with field views to the rear.

### Holding Deposit

Prospective applicants will be required to pay a Holding Deposit to Fenn Wright, equivalent to a maximum of 1 week's rent. Once the holding deposit has been received, Fenn Wright will suspend marketing of the rental property for a period of 15 calendar days subject to referencing commencing promptly. Upon successful references being completed, acceptable and the tenancy being confirmed by Fenn Wright, the holding deposit paid will then contribute towards the first month's rental payment.

### Letting Information

The rent is exclusive of utilities and council tax.

Minimum term: 12 months

Deposit: £2192.30

Availability: 8<sup>th</sup> March

No Pets

Non Smokers

### Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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

### Viewing

To make an appointment to view this property please call us on 01206 764499.

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To find out more or book a viewing

**01206 764499**

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