

The Old Hospital, Wheatley Hill, DH6 3LX
4 Bed - House - Semi-Detached
£1,600 Per Calendar Month

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The Old Hospital
Wheatley Hill, DH6 3LX

Set within a small executive development of 4 private dwellings, this exquisite residence has been completed with great sensitivity to the buildings' history & boasts many traditional features such as exposed beams, wrought iron radiators, casement style windows, wooden shutters & high ceilings which all add to its character & authenticity. There is a perfect blend of modern & traditional with a fully fitted bespoke Shaker-style kitchen, period feature family bathroom sitting well alongside oil fired central heating & double glazing. A shared vestibule leads into a private hallway with stairs to first floor, the impressive lounge has feature fireplace & inset multi-fuel stove with patio doors to decking area, separate study, family kitchen is fitted with bespoke units including a larder unit & range of Britannia & Miele integrated appliances, separate utility room offering additional space for appliances & access to ground floor cloaks / wc. The first floor landing gives access to four bedrooms (the master bedroom being 25ft approximately & the guest bedroom boasting an en-suite shower room). The family bathroom & en-suite are fitted with high quality slate tiles, sinks & bespoke walk-in showers. Externally, there is a private courtyard with ample vehicle parking, a quad garage & an additional garage; whilst mature gardens are situated to the rear & side, with decking, lawns & well stocked borders. Having easy access to all major road links such as the A1 & the A19, this is a fantastic opportunity for the family to acquire this tremendous dwelling which is an absolute credit to its current owners & only via thorough internal inspection can this home be appreciated.

Council Tax Band - F Annual Cost - £3351.89

EPC Rating - E

BOND £1,600 | MINIMUM TENANCY 6 MONTHS

Specifications: Pets Considered (Additional £25pcm Pet Rent), No Smokers

Required Earnings: Tenant Income - £57,800 Guarantor Income (If Required) - £60,000































ENTRANCE HALLWAY
15'2" x 6'3" (4.62 x 1.91)

LOUNGE / DINING AREA
25'2" x 24'8" (7.67 x 7.52)

STUDY
12'2" x 10'6" (3.71 x 3.20)

BREAKFASTING KITCHEN
25'2" x 11'10" (7.67 x 3.61)

SEPARATE UTILITY ROOM
15'11" x 12'11" (4.85 x 3.94)

FIRST FLOOR LANDING

MASTER BEDROOM
25'2" x 11'9" (7.67 x 3.58)

GUEST BEDROOM
12'4" x 10'4" (3.76 x 3.15)

EN-SUITE SHOWER ROOM
7'3" x 6'5" (2.21 x 1.96)

BEDROOM THREE
11'11" x 10'6" (3.63 x 3.20)

BEDROOM FOUR
11'9" x 10'6" (3.58 x 3.20)

FAMILY BATHROOM

EXTERNALLY

QUAD GARAGE
31'2" x 21'6" (9.50 x 6.55)

Agents Notes
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Septic Tank
Heating: Oil Central Heating
Broadband: Superfast Mbps
Mobile Signal/Coverage: Good
Tenure: Freehold
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

REDRESS
For Redress we subscribe to the Property Redress Scheme (PRS) – Premiere House, 1st Floor, Elstree Way, Borehamwood, Hertfordshire WD6 1JH





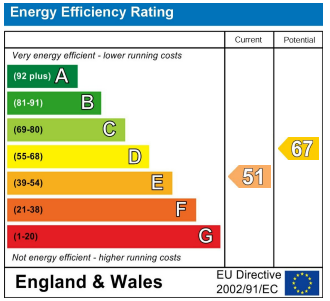




The Old Hospital

Approximate Gross Internal Area
3393 sq ft - 315 sq m





SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021

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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these





















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