



## The Forest, Hatfield Broad Oak, CM22 7BT

Available from the beginning of March 2026 is this two bedroom semi detached home located in a semi rural position backing onto open fields, the accommodation includes a living/dining area, additional reception room, kitchen/breakfast room, ground floor shower room, two bedrooms and a bathroom. Externally there is a side/rear garden and parking to the front on a private driveway. The property is fitted with solar panels which will help reduce bills.

**£1,600 PCM (per calendar month) - Council Tax Band: C**  
**Holding deposit equal to one weeks rent**  
**Security deposit equal to five weeks rent**



### **Entrance Hall**

Entrance door, double glazed window to side, tiled flooring.

### **Kitchen/Breakfast Room**

16' x 12'2 narrowing to 9'7 (4.88m x 3.71m narrowing to 2.92m)  
Double glazed windows to front and side, wall and base units, stainless steel single drainer sink, electric hob, oven, extractor, fridge freezer and washing machine included, part tiled walls, laminate flooring, stairs to first floor.

### **Reception Room**

22'3 x 13'1 (6.78m x 3.99m)  
Double glazed French doors to side, two double glazed windows to rear, two electric heaters, laminate flooring.

### **Reception Room**

11'7 x 8'4 (3.53m x 2.54m)  
Double glazed window to side, cupboard, electric heater, laminate flooring.

### **Shower Room**

Double glazed window to side, low level WC, wash hand basin, shower cubicle, electric heater, laminate flooring.

### **Landing**

Double glazed window to side, loft access, carpet.

### **Bedroom One**

9'5 x 9' (2.87m x 2.74m )  
Two double glazed windows to front, built in wardrobes, electric heater, carpet.

### **Bedroom Two**

11'9 x 4' (3.58m x 1.22m)  
Double glazed window to side, electric heater, carpet.

### **Bathroom**

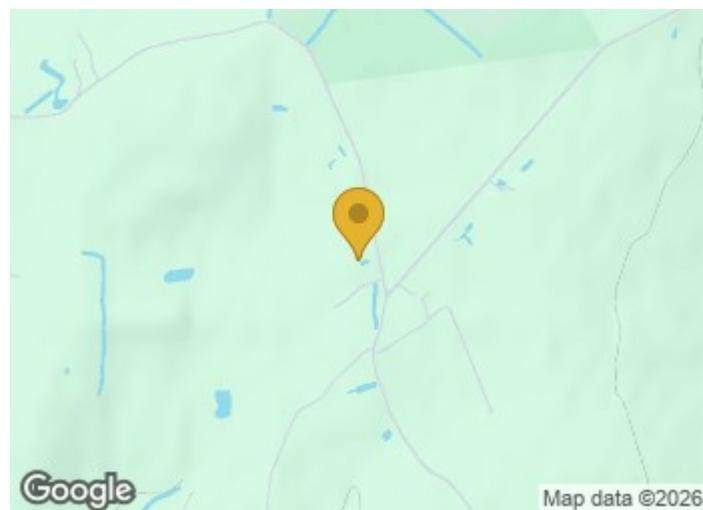
Double glazed window to side, low level WC, wash hand basin, panelled bath, heated towel rail, part tiled walls, vinyl flooring.

### **Garden**

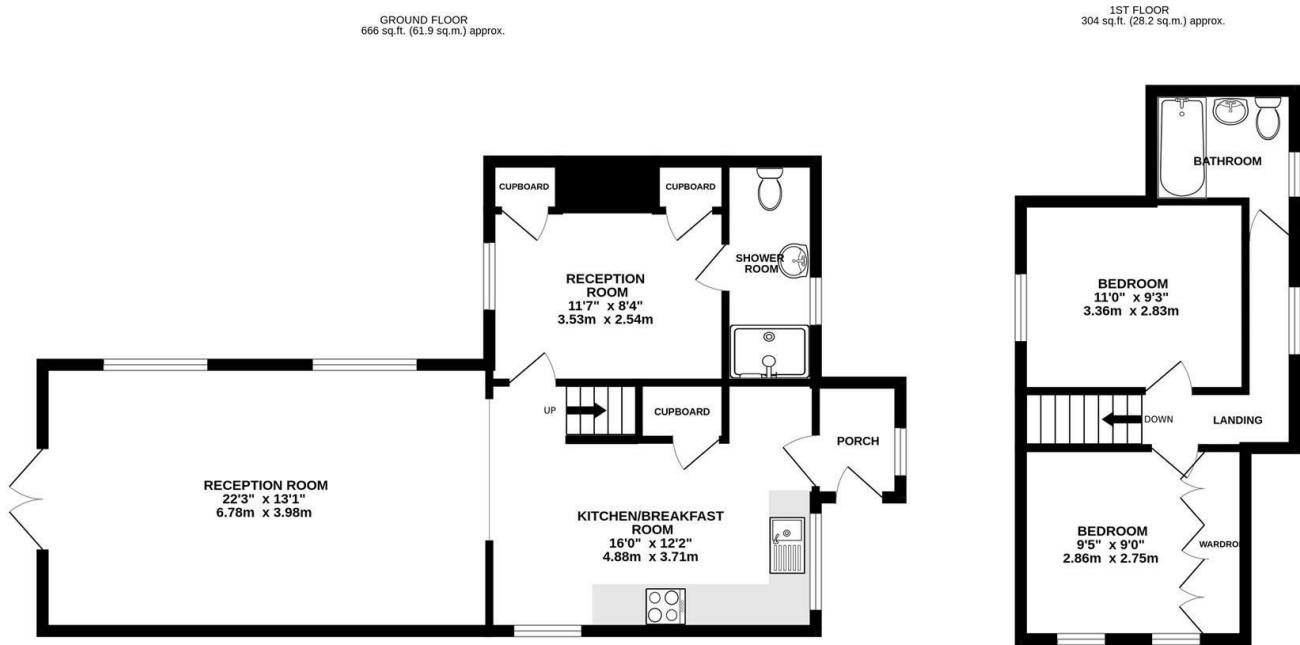
Garden to side.

### **Parking**

Parking to front.







TOTAL FLOOR AREA : 970 sq.ft. (90.1 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
 Made with Metropix ©2026

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Interested parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

#### Tenant Fees:

Holding deposit is one week's rent

Tenancy deposit is five weeks' rent.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	98	
(81-91)	B		
(69-80)	C	78	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC