

oakheart



£800,000

Price Guide
Romans Way, Writtle



Guide Price £800,000 - £850,000

This charming detached house offers an exceptional opportunity for homebuyers seeking a harmonious blend of comfort and modern living. Recently refurbished and extended, the property is situated in a peaceful cul-de-sac, providing a serene environment while remaining conveniently close to essential amenities. Local schools, shopping centers, and transport links are just a short distance away, making it an ideal choice for families and professionals alike.

Upon entering, you will find a thoughtfully designed interior that features three well-appointed bedrooms, each providing ample space and storage.

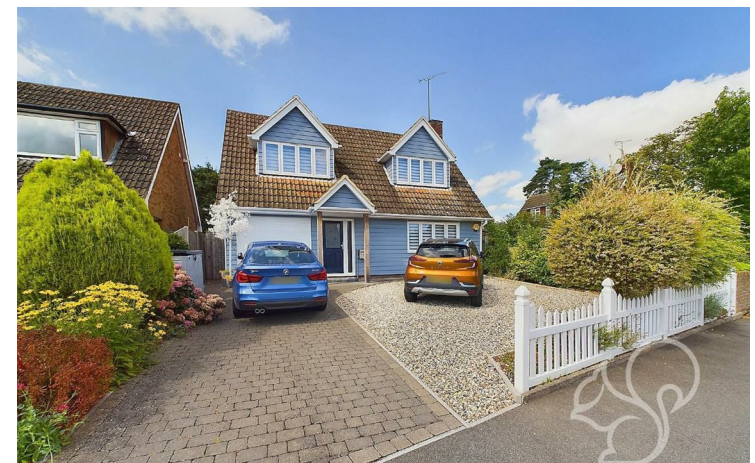
Additionally, a versatile office space can easily be transformed into a fourth bedroom, playroom, or cozy snug, catering to a variety of lifestyle needs. The spacious living areas are perfect for family gatherings and entertaining guests, creating a warm and inviting atmosphere throughout the home.

The heart of the house is the kitchen-diner, which is bright and airy, filled with natural light that enhances the open feel of the space. It is equipped with modern appliances and offers generous counter space, making it ideal for cooking and casual dining. This area is perfect for both everyday meals and hosting larger gatherings.

Step outside to discover a generous garden that serves as a tranquil retreat.

The well-maintained lawn and patio area provide an excellent setting for outdoor relaxation and entertaining, whether you're enjoying a quiet morning coffee or hosting summer barbecues with friends and family.

Recent upgrades have enhanced the home's appeal, including improved insulation and modern heating and cooling systems, ensuring energy efficiency and comfort year-round. This property is perfect for growing families, professionals seeking a home office, or anyone looking for a move-in ready residence in a desirable location.











Ground Floor



Floor 1

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Approximate total area¹⁾

133.48 m²
1436.77 ft²

Balconies and terraces

38.76 m²
417.21 ft²

Reduced headroom

1.62 m²
17.44 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Local Authority:
Chelmsford City Council

Tenure:
Freehold

Council Tax Band:
E

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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