

# HOME



**Chelmsford**  
**£450,000**  
**4-bed semi-detached house**

## The Priory

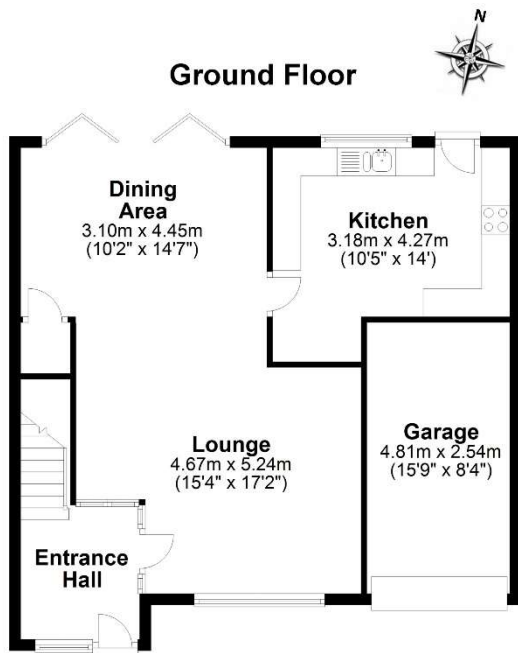
This spacious 1,355 SQ.FT semi detached family home is situated in the sought after village of Writtle being offered for sale with a complete onward chain of sales. Inside, you are instantly impressed with a modern and contemporary decoration throughout, complimenting many original features of the home such as parquet flooring, the glazed entrance lobby and big spacious windows allowing an abundance of natural light through. There is also ample storage throughout, traditional of a 1960's home. Outside, there is a garage and driveway, landscaped garden with a chic tiled patio and a further secret garden which is just a stones throw away from the house. The Priory has many unique benefits including having a management company in place who handle the upkeep of the front lawns and the stylish communal garden for residents to enjoy which leads through to the Village Church and green. Other benefits include a modern kitchen, dining area with bi-folding doors out to the garden, bath/shower room with a Japanese soaking bath and having a separate WC.

**Chelmsford**  
**11 Duke Street**  
**Essex CM1 1HL**

**Sales**  
01245 250 222  
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[thehomepartnership.co.uk](http://thehomepartnership.co.uk)

## Floor Plans



APPROX INTERNAL FLOOR AREA  
57 SQ M 617 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
126 SQ M 1355 SQ FT  
This plan is for layout guidance only and is  
**NOT TO SCALE**

Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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APPROX INTERNAL FLOOR AREA  
69 SQ M 739 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
126 SQ M 1355 SQ FT  
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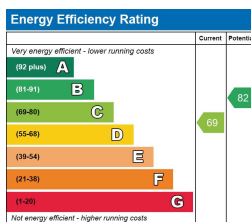
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### Features

- An impressive 1,355 SQ.FT
- Sought after village of Writtle
- Four good size bedrooms
- Spacious lounge
- Open plan dining area with bi-folding doors
- Bathroom & separate first floor WC
- Landscaped garden & separate secret garden
- Walking distance of the village green, shops & primary school
- 2.5 miles to Chelmsford railway station
- An abundance of near by countryside walks

### EPC Rating



### The Nitty Gritty

Tenure: Leasehold  
Length of lease: 3000 years from 1969 (2945 remaining years).  
Ground rent: Peppercorn.  
Maintenance charge: £420 per annum payable to Writtle Priory Limited.  
Council Tax: The Council tax for this property is band D with an annual amount of £2,033.55.

As an integral part of the community, we've gotten to know the best professionals for the job. If we recommend one to you, it will be in good faith that they'll make the process as smooth as can be. Please be aware that a small number of the parties we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

Should you successfully have an offer accepted on a property of ours and proceed to purchase it there is an administration charge of £30 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

