

Paul Mason Associates



Mayfield Road, Writtle, Chelmsford, CM1 3EJ

Guide price £575,000

- Three Double Bedroom Bungalow
- Wonderful South West Facing Landscaped Gardens
- Lounge / Dining Room With Patio Doors To Patio & Garden
- Quiet Location In Sought After Village
- Scope To Extend (STPC)
- Detached Garage Plus Extensive Parking
- Large Utility Room
- Ground Floor Bathroom
- Walking Distance To All Village Amenities
- Well Stoked Gardens With Summerhouse, Lean-To Greenhouse and Wood Store

Gary Townsend at Paul Mason Associates offers this wonderful three double bedroom bungalow situated on a large corner plot at the end of one of Writtle's most sought after turnings, and within walking distance of all the village amenities and central Green. The spacious Lounge / Dining Room opens out to the gardens, and there is also a fitted Kitchen with adjoining Utility Room, ground floor bathroom, and detached garage.

The property is situated in the historic village of Writtle, located on the South West of Chelmsford close to the Hylands Park & Estate, and is desired for its picturesque Green (complete with duck pond) and Norman church. It has a convenient selection of shops including a post office, a butcher's shop, tea rooms, plus a supermarket and other independent shops surrounding the village green. It also benefits from a range of highly regarded restaurants and pubs. There is a pre-school, a primary school and a senior school and is also home to Writtle College; one of the UK's oldest and largest agricultural colleges.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	75		
	30		
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

DISTANCES

Chelmsford Station: 3.1 miles
(Liverpool Street from 34 mins)
Ingatestone Station: 7.5 miles
(Liverpool Street from 29 mins)
M25: 12.4 miles
Stansted Airport: 17.1 miles
(All distances are approximate)

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Storage cupboard, radiator, BT point, carpet to floor and coved ceiling.

Lounge / Dining Room

9.60m x 4.06m (31'5" x 13'3")
A marvellous double length room with patio doors opening to the rear patio and landscaped gardens. The lounge area has a working fire and stairs leading to the first floor, and leads through to the dining area which is a light and airy entertaining space.

Kitchen

3.54m x 3.24m (11'7" x 10'7")
Window to rear aspect, range of matching base and wall units with wood effect work surfaces, incorporating a single bowl sink with double drainer. There is a built-in double oven plus electric

hob, boiler unit and door to utility room.

Utility Room

3.75m x 2.20m (12'3" x 7'2")
Windows to front, side and rear, single bowl sink drainer unit, and space for dishwasher, washing machine and tumble dryer. Door to side.

Bedroom One

3.48m x 3.22m (11'5" x 10'6")
Window to front aspect, range of fitted wardrobes, carpet to floor and coved ceiling.

Bedroom Three

3.22m x 2.79m (10'6" x 9'1")
Window to front, built-in wardrobes, carpet to floor and coved ceiling.

Bathroom

Opaque window to side, panelled bath with central mixer taps and separate shower over, vanity wash hand basin with tiled splashbacks, LLWC, airing cupboard, carpet to floor and coved ceiling.

FIRST FLOOR

Bedroom Two

5.22m x 3.71m max (17'1" x 12'2" max)
Window to side, built-in easy hand basin, eaves storage,

carpet to floor and textured ceiling. (Potential to add en-suite bathroom or extend further).

EXTERIOR

Rear Gardens

A particular feature of this delightful property are the wonderful landscaped gardens which wrap around the property to the south and west aspects. Commencing with patio areas ideal for entertaining, you then step up to main lawn area which has an abundance of specimen trees such as wisteria, walnut and acer, plus an array of plants and flowers creating plenty of colour throughout the year. Additional features include an insulated Summer House, greenhouse, tool shed and wood store. The garden also has direct access to the detached garage and access gate to front.

Garage & Driveway

The property benefits from ample off road parking and the driveway leads to a detached garage with electric up and over door.

Viewings

Strictly by appointment only

through the selling agent Paul Mason Associates 01245 382555.

Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.



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