

Paul Mason Associates



Ongar Road, Writtle, Chelmsford, CM1 3NX

Guide price £520,000

- Detached Family Home
- Three Bedrooms
- Landscaped Gardens
- Overlooking Allotments
- Spacious Kitchen / Dining Room
- Overlooking Garden
- Conservatory
- Lounge
- Cloakroom Plus Family Bathroom
- Garage Plus Off Road Parking
- Sought After Village

Gary Townsend at Paul Mason Associates offers this detached family home with views over neighbouring allotments and within walking distance of The Green and all the village amenities. Writtle offers a selection of pubs, restaurants, doctor's surgery, butchers, but to name a few. This historic village also benefits from delightful countryside walks as well as the neighbouring Hylands House and Parkland. Chelmsford City is in close proximity for more extensive shopping and leisure facilities, and can be directly accessed via parkland walks if so desired.

This three bedroom family home offers a spacious lounge, kitchen / dining room, conservatory and cloakroom to the ground floor, and three bedrooms serviced by a modern family bathroom to the first floor. A particular feature of this property is the well presented landscaped rear garden which has a range of ornamental planting and adjoins neighbouring allotments. There is also a garage plus off road parking.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
	<b>80</b>		
	<b>63</b>		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

## DISTANCES

Chelmsford Station: 3.4 miles  
Ingatestone Station: 6.1 miles  
A12: 4 miles  
M25: 13 miles  
Stansted Airport: 18 miles

## ACCOMMODATION

### Ground Floor

#### Entrance Hall

The entrance hall has oak flooring and leads through to the main lounge.

#### Lounge

5.05m x 3.63m (16'6" x 11'10")  
With a large bay window to the front aspect this is a light and airy room, with the added bonus of a log burner. There are also double doors that lead through to the Dining Area, plus door to Inner Hall.

#### Kitchen / Dining Room

6.25m x 3.78m max (20'6" x 12'4" max)  
An open plan space with a shaker style fitted kitchen with base and wall units and granite work surfaces, one and a half bowl sink with drainer and central mixer taps, Rangemaster cooker with matching extractor hood, integrated dishwasher, space for fridge, storage

cupboard, tiled flooring and smooth coved ceiling with sunken spotlights. The dining areas has patio doors that lead to the conservatory.

#### Conservatory

3.33m x 2.01m (10'11" x 6'7")  
UPVC built with polycarbonate roof, tiled flooring and French doors to the rear patio and garden.

#### Cloakroom

LLWC, vanity wash hand basin, heated towel rail, tiled flooring and textured ceiling.

## FIRST FLOOR

#### Bedroom One

4.70m x 3.78m max (15'5" x 12'4" max)  
Windows to front and side, range of built-in wardrobes, carpet to floor and textured coved ceiling.

#### Bedroom Two

3.84m x 3.05m (12'7" x 10'0")  
Window to rear aspect, storage cupboard, carpet to floor and smooth ceiling.

#### Bedroom Three

2.74m x 1.91m (8'11" x 6'3")  
Window to rear aspect, built-in wardrobes, carpet to floor and textured ceiling.

#### Family Bathroom

Opaque window to front, fully tiled, shower unit, panelled bath with central mixer taps, LLWC, vanity wash hand basin, shaver point, heated towel rail, vinyl flooring and smooth ceiling with sunken spotlights.

## EXTERIOR

#### Garage & Parking

The property benefits from off road parking plus garage. The garage has power and water fitted and currently houses the washing machine and tumble dryer. There is an access gate to side leading the landscaped rear garden.

#### Gardens

A particular feature of this detached property is the landscaped rear garden that adjoins neighbouring allotments. The garden commences with a patio area and leads to a level lawn which has well stocked borders containing many specimen plants and trees. The garden also has a pergola with dining area, plus Summerhouse with power fitted.

#### 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.



Paul Mason Associates

35 The Street  
Latchingdon  
Chelmsford  
Essex  
CM3 6JP  
T: 01621 742 310

Bruce House  
17 The Street  
Hatfield Peverel  
Chelmsford  
CM3 2DP  
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946  
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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