

Paul Mason Associates



Paul Mason
Sales Lettings Developments Auctions
for sale
01245 382555

Home Mead, Writtle, Chelmsford, CM1 3LH
Guide price £525,000

- Four Bedroom Family Home
- Fully Refurbished & Extended
- Large Open Plan Kitchen / Dining / Family Room
- Spacious Lounge
- Ground Floor Shower Room Plus Utility
- Modern Fitted Family Bathroom
- Landscaped Rear Garden With Large Patio & Storage Shed
- Quiet Cul-de-Sac Location In Heart Of Village
- Driveway & Storage Area
- NO ONWARD CHAIN!

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		72	
(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	

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

Gary Townsend at Paul Mason Associates offers this fully refurbished and extended, four bedroom family home positioned on a quiet cul-de-sac in the heart of Writtle village. The ground floor consists of an entrance hall, spacious lounge, brand new fitted kitchen and utility, open plan dining / family room overlooking the landscaped garden, ground floor shower room, plus storage area. To the first floor are four bedrooms and a modern fitted family bathroom.

The property is situated in the historic village of Writtle, located to 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 it is also home to Writtle College (part of Anglia Ruskin University); one of the UK's oldest and largest agricultural colleges.



DISTANCES

Chelmsford Station: 3.5 miles
(Liverpool Street from 34 mins)
Ingatstone Station: 7.5 miles
(Liverpool Street from 29 mins)
M25: 12 miles
Stansted Airport: 17 miles
Writtle Infant & Junior School: 0.5 miles
(All distances are approximate)

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Stairs to first floor, shoe storage, radiator, laminate flooring and smooth coved ceiling with smoke alarm fitted.

Lounge

5.33m x 3.63m (17'5" x 11'10")
A light and airy room with double glazed window to front, TV point, radiator, under stairs storage cupboard, laminate flooring and smooth ceiling. Door to Kitchen.

Kitchen

4.53m x 2.87m (14'10" x 9'4")
The newly fitted kitchen consists of a range of modern shaker style base and wall units with Corian work surface incorporating a sink unit with central mixer tap, built-in Bosch oven with matching microwave above, Bosch induction hob with extractor over, integrated fridge/freezer and dishwasher, radiator, laminate

flooring and smooth ceiling with sunken spotlights. Open to Dining / Family Room and Inner Hall.

Dining / Family Room

4.54m x 3.39m (14'10" x 11'1")
Double glazed window to side, radiator, laminate flooring and smooth ceiling with sunken spotlights. Large patio doors to rear patio and garden.

Inner Hall

Laminate flooring and smooth ceiling. Doors to Utility, Shower Room and Rear

Shower Room

2.89m x 1.39m (9'5" x 4'6")
Opaque window to rear aspect, double shower, LLWV, vanity wash hand basin, heated towel rail, laminate flooring and smooth ceiling with sunken spotlights.

Utility

2.64m x 2.16m (8'7" x 7'1")
Range of base and wall units with wood effect work surface over, incorporating a sink unit with central mixer tap, space for washing machine and tumble dryer, radiator, laminate flooring and smooth ceiling with sunken spotlights. Door to Storage Area.

Storage Room

Perfect for bin storage and recycling with roller door to driveway.

FIRST FLOOR

Landing

Carpet to floor and smooth ceiling with loft access.

Bedroom One

3.66m x 3.49m (12'0" x 11'5")
Double glazed window to front, radiator, laminate flooring and smooth ceiling.

Bedroom Two

3.49m x 2.74m (11'5" x 8'11")
Double glazed window to front, radiator, laminate flooring and textured ceiling.

Bedroom Three

2.86m x 2.75 (9'4" x 9'0")
Double glazed window to rear, radiator, laminate flooring and smooth ceiling.

Bedroom Four

2.87m x 2.42m (plus door recess)
(9'4" x 7'11" (plus door recess))
Double glazed window to rear, radiator, laminate flooring and textured ceiling.

Family Bathroom

Opaque double glazed window to rear, panelled bath with central mixer tap and electric shower over, LLWC, vanity wash hand basin, heated towel rail, laminate flooring and smooth ceiling with modern light fitting.

EXTERIOR

Driveway

The front of the property overlooks

a small greensward and offers off road parking which leads to the roller door storage room.

Rear Garden

The rear garden has been landscaped and commences with a large patio area which can be accessed via both the inner hallway and dining / family room. From here you step onto a level lawn which also benefits from a storage shed, plus there is outside lighting, power sockets and water tap 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.



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