

Paul Mason Associates



Chancery Place, Writtle, Chelmsford, CM1 3DY

Guide price £750,000



- Detached, Three Bedroom Bungalow, Just Off The Village Green
- Newly Decorated Throughout
- Master Bedroom With Modern Fitted En-Suite Shower Room
- Large, Triple Aspect Lounge / Dining Room Overlooking Garden
- Conservatory Opening To Delightful, Level Garden
- Fitted Kitchen
- Fully Tiled Walk-In Shower Room
- Detached Double Garage With Electric Door
- Wonderful Landscaped Gardens With An Array Of Architectural Planting
- PRIME LOCATION & NO ONWARD CHAIN

Gary Townsend at Paul Mason Associates offers, with NO ONWARD CHAIN, a well presented three bedroom detached bungalow with double garage and wonderful gardens, within close proximity to the Village Green. The property has been recently upgraded and is ready to move straight into and enjoy. An internal inspection is highly advised.

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; one of the UK’s oldest and largest agricultural colleges.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

## DISTANCES

Village Green: 500ft

Chelmsford Station: 3.1 miles

Ingatestone Station: 6.1 miles

A12: 4 miles

M25: 13 miles

Stansted Airport: 18 miles

(All distances are approximate)

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Lobby

Entered via a glazed door with additional storage room to side, and door to Inner Hallway.

#### Inner Hallway

Radiator with cover, storage cupboard, airing cupboard, carpet to floor and coved ceiling with loft hatch.

#### Kitchen

3.25m x 3.03m (10'7" x 9'11")

Double glazed window to rear, range of fitted base and wall units with granite effect work surfaces incorporating a one and half bowl sink with central mixer tap and tiled splashback, built-in electric oven plus microwave, gas hob with extractor over, integrated dishwasher and space for fridge and washing machine, wall mounted boiler, tiled flooring and door to rear.

#### Lounge / Diner

6.86m x 5.16 max (22'6" x 16'11" max)

A light and airy room with double glazed windows to front and rear, plus patio doors to side, opening to the delightful landscaped garden, feature fireplace, radiator, carpet to floor and coved ceiling. Patio doors to Conservatory.

#### Conservatory

2.90m x 2.13m (9'6" x 6'11")

Full height double glazed windows, tiled flooring and door to garden.

#### Bedroom One

4.04m x 3.38m (13'3" x 11'1")

Double glazed windows to side and rear, radiator, carpet to floor and textured ceiling.

#### Bedroom One En-Suite

Opaque double glazed window to rear, newly fitted suite to include marble effect Cortex walls, single shower, LLWC, vanity wash hand basin, with de-misting mirror over with shaver point, heated towel rail, laminate flooring and extractor fan.

#### Bedroom Two

3.43m x 2.55m plus door recess (11'3" x 8'4" plus door recess)

Double glazed windows to front and side, radiator, carpet to floor and textured ceiling.

#### Bedroom Three / Study

3.33m x 2.56m (10'11" x 8'4")

Double glazed window to front, radiator, carpet to floor and textured ceiling.

#### Family Shower Room

2.42m x 1.64m (7'11" x 5'4")

Opaque double glazed window to rear, fully tiled, walk-in shower, LLWC, vanity wash hand basin, heated towel rail and tiled flooring.

### EXTERIOR

#### Double Garage & Driveway

4.87m x 4.57m (15'11" x 14'11")

The large, block paved driveway is entered via a 5 bar gate and provides parking for numerous vehicles and also access to the detached double garage which has power and lighting fitted, electric door, plus eaves storage and courtesy door.

#### Front & Gardens

A particular feature of this newly refurbished bungalow is that it sits centrally to wonderful landscaped gardens which provide a wealth of colour and fragrance through the year. Set behind mature hedging, there is an abundance of trees and plants to the borders, wrapping round a central level lawn with a wonderful Magnolia tree, centrally positioned. The gardens can be enjoyed from all rooms in the house especially the

lounge/dining room and conservatory. This is a wonderful, tranquil space, yet only yards from Writtle's quintessential Village Green.

#### 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.

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £25 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

#### Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.





**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](mailto:info@paulmasonassociates.co.uk) [www.paulmasonassociates.co.uk](http://www.paulmasonassociates.co.uk)

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Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP







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