

Paul Mason Associates

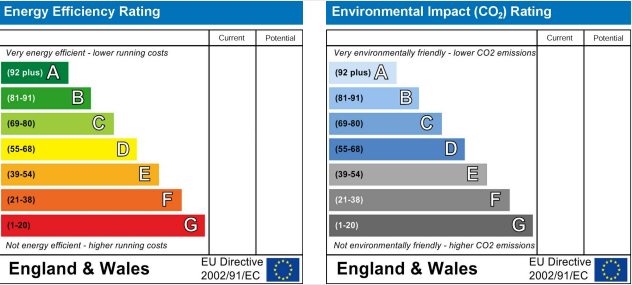


Long Brandocks, Writtle, Chelmsford, CM1 3JP
Offers in excess of £550,000

- Three Double Bedroom Family Home
- Fully Refurbished & Extended To Provide A Well Presented Modern Home
- Large Open Plan Kitchen / Dining / Family Room
- Spacious Lounge
- Ground Floor Shower Room / WC Plus Side Lobby
- Landscaped Rear Garden With Large Patio
- Modern Fitted Family Bathroom
- Convenient Location In Heart Of Village Close To School & Shops
- Block Paved Driveway Plus Garage
- Internal Inspection Highly Advised

Gary Townsend at Paul Mason Associates offers this fully refurbished and extended, three bedroom semi-detached family home positioned in a convenient location in the heart of Writtle village. The ground floor consists of a spacious entrance hall, large lounge, modern fitted, vaulted Kitchen / Dining / Family room which opens to the landscaped garden, a ground floor shower room, plus storage area. To the first floor are three 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

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Double glazed window to front, stairs to first floor, storage cupboard, radiator, oak flooring and smooth ceiling with sunken spotlights.

Lounge

5.75m x 3.64m (18'10" x 11'11")
A light and airy room with large double glazed window to front, radiator, carpet to floor and smooth ceiling with sunken spotlights.

Kitchen / Dining / Family Room

7.31m x 5.36 (max) (23'11" x 17'7" (max))
The wonderful, newly fitted kitchen consists of a range of modern base and wall units with quartz work surface incorporating a butlers sink with central mixer tap, built-in electric double oven, gas hob with retracting extractor, space for American style fridge/freezer and washing machine and an integrated dishwasher. There is also a central island matching the units and which also benefits from a breakfast bar. Tiled flooring with underfloor heating

and a vaulted smooth ceiling with sunken spotlights and three Velux windows, window to rear and bi-folding doors opening to the garden.

Shower Room / WC

Double shower, LLWC, vanity wash hand basin, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

Side Lobby

Accessed from the hallway, understairs storage cupboard housing tumble dryer, tiled flooring and door to front.

FIRST FLOOR

Landing

Double glazed window to side, carpet to floor and smooth ceiling with loft hatch.

Bedroom One

3.68m x 3.47m (12'0" x 11'4")
Double glazed window to front, radiator, carpet to floor and smooth ceiling.

Bedroom Two

3.40m x 3.05m (11'1" x 10'0")
Double glazed window to rear, radiator, carpet to floor and smooth ceiling.

Bedroom Three

3.26m x 2.45m (10'8" x 8'0")
Double glazed window to rear, radiator, carpet to floor and smooth ceiling.

Family Bathroom

Opaque double glazed window to front, panelled bath with central mixer tap and electric shower over, LLWC, vanity wash hand basin, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

EXTERIOR

Storage Room

2.60m x 2.58m (8'6" x 8'5")
Accessed from the garden, this area also contains the wall mounted gas boiler and the underfloor heating system.

Garage

2.55m x 2.29m (8'4" x 7'6")
Accessed via double doors from the driveway plus access to the rear store. There is also power and lighting fitted.

Driveway & Parking

The driveway has been landscaped to provide parking for three vehicles on a block paved surface with grass lawn and planted borders.

Rear Garden

The rear garden has been landscaped and commences with a patio, plus pathway leading to an entertaining area with built-in brick barbecue. From here you step onto a level

lawn which benefits from well stocked borders. There is also outside lighting, power sockets and water tap fitted, plus access to the storage room.

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

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