

Paul Mason Associates



Ongar Road, Writtle, Chelmsford, CM1 3NU

Guide price £600,000

- Four Double Bedroom Detached Chalet Bungalow
- Versatile Accommodation Within Close Proximity To Writtle's Green
- Spacious Kitchen / Breakfast Room & Utility Room
- Large, Dual Aspect Lounge / Dining Room
- Spacious Entrance Hall
- Bedroom Four / Living Room
- Ground Floor Bathroom Plus First Floor Shower Room
- Garage Plus Parking For Numerous Vehicles
- Front & Rear Gardens
- NO ONWARD CHAIN

NO ONWARD CHAIN Gary Townsend at Paul Mason Associates offers this versatile four double bedroom chalet bungalow set back on its plot and within walking distance of all the village amenities and central Green. There is a spacious dual aspect Lounge / Dining Room, additional Living Room/Bedroom Four, Kitchen/Breakfast Room plus Utility, two Bathrooms, Garage plus a spacious Entrance Hall. The property offers great flexibility to suit most family scenarios.

The property is situated in the historic village of Writtle, located o 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		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			78
EU Directive 2002/91/EC			36

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			

DISTANCES

Chelmsford Station: 3.1 miles
Ingatestone Station: 6.1 miles
A12: 4 miles
M25: 13 miles
Stansted Airport: 18 miles

ACCOMMODATION

GROUND FLOOR

Entrance Hall

3.95m x 2.82m (12'11" x 9'3")
The spacious entrance hall has two sets of storage cupboards, stairs to first floor, radiator, carpet to floor and textured ceiling.

Lounge / Dining Room

6.62m x 6.61 (max) (21'8" x 21'8" (max))
A dual aspect room with double glazed windows to front and rear and which is a versatile space to incorporate a Dining Area and Study Area if so desired. There is a range of fitted units, feature fireplace, radiator, carpet to floor and textured coved ceiling.

Kitchen / Breakfast Room

4.24m x 3.94m (13'10" x 12'11")
Double glazed window to rear, range of matching base and wall units incorporating a double sink unit with tiled splashback, built-in electric oven and hob with extractor over, space for fridge/freezer, radiator, carpet tile flooring and a smooth coved ceiling. Doors to Utility and pantry unit.

Utility

4.24m x 2.18m (13'10" x 7'1")
Double glazed window to rear, matching base and wall units with roll top work surfaces, incorporating a single bowl sink/drainage unit with tiled splashback, space for washing machine and tumble dryer, radiator, storage cupboards, carpet flooring and textured ceiling. Doors to side and rear.

Bedroom Three

4.33m x 4.33m (14'2" x 14'2")
Double glazed window to front, range of built-in wardrobes, radiator, carpet to floor and textured ceiling.

Bedroom Four / Study

3.34m x 3.00m (10'11" x 9'10")
Double glazed window to side, radiator, storage cupboards, carpet to floor and textured coved ceiling.

Family Bathroom

Two opaque double glazed windows to side, fully tiled, panelled bath with central mixer tap, pedestal wash hand basin, LLWC, radiator, carpet to floor and textured ceiling.

FIRST FLOOR

Landing

Double glazed window to rear, carpet to floor and textured ceiling.

Bedroom One

5.60m x 4.20m (18'4" x 13'9")
Double glazed windows to front and rear, range of built-in wardrobes, radiator, carpet to floor and textured ceiling.

Bedroom Two

4.63m x 4.40m (15'2" x 14'5")
Double glazed window to front, range of built-in wardrobes, radiator, carpet to floor and textured ceiling.

Shower Room

2.91m x 2.18m (9'6" x 7'1")
Opaque double glazed window to side, fully tiled, shower cubicle, vanity twin sinks, LLWC, radiator, carpet to floor and textured ceiling.

EXTERIOR

Driveway & Parking

The property is set back from the Ongar Rd and is approached via a long block paved driveway which offers parking for numerous vehicles and leads to the attached garage which has power and lighting fitted.

Front & Rear Gardens

Being set back from the road, the front of the property enjoys a wealth of planting providing a green outlook from the property and there is also a lawn area which could also be used as additional parking if so desired. To the rear, there is a large patio

area with summer house and from here you step down onto a lawn area which has well stocked borders and a feature pond. There is also a side access gate that takes you to the front of the property and an outside water tap.

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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