

Paul Mason Associates

Lodge Road, Writtle, Chelmsford, CM1 3HD
Guide price £375,000

- Semi-Detached Home In Heart Of Popular Village
- Two Double Bedrooms
- Fitted Kitchen
- Lounge
- Dining Room
- Family Bath & Shower Room
- Well Presented Front & Rear Gardens
- Parking To Rear
- Walking Distance To Schools, Writtle Green and Hylands Park
- Well Presented Throughout

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	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	EU Directive 2002/91/EC

(SIMILAR REQUIRED FOR WAITING BUYERS) *NO CHAIN & Short Walk To Writtle School & Hylands Park* Gary Townsend, at Paul Mason Associates, offers this well presented two double bedroom semi-detached home with separate lounge and dining room, and well proportioned front and rear gardens, all within walking distance of the village amenities, school and parkland.

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

Writtle Junior & Infant School:
0.2 mile

Hylands Park: 0.8 mile

Chelmsford Station: 3.1 miles

Ingatstone Station: 7.5 miles

M25: 12.4 miles

Stansted Airport: 17.1 miles

(All distances are approximate)

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Double glazed window to side, radiator with cover and carpet to floor.

Lounge

3.72m x 3.69m (12'2" x 12'1")

A dual aspect room with double glazed windows to front and side, radiator, carpet to floor and smooth coved ceiling. Doors to Kitchen and Dining Room.

Dining Room

2.72m x 3.69m (8'11" x 12'1")

Double glazed window to front, original feature fireplace, radiator, carpet to floor and smooth ceiling.

Kitchen

2.70m x 2.14m (8'10" x 7'0")

Double glazed window to rear aspect, range of matching base

and wall units incorporating a single bowl sink drainer unit with central mixer tap and tiled splashback, built-in electric oven with gas hob and extractor over, integrated washing machine and dishwasher, space for fridge/freezer, smooth ceiling with sunken spotlights. Door to rear.

Bath & Shower Room

2.80m x 1.84m (9'2" x 6'0")

Opaque double glazed window to rear, fully tiled, panelled bath with central mixer taps and shower attachment, separate shower cubicle, LLWC, vanity wash hand basin, heated towel rail and tiled flooring.

FIRST FLOOR

Landing

Double glazed window to rear, built-in shelves, carpet to floor and loft hatch to ceiling.

Bedroom One

3.28m x 3.28m (10'9" x 10'9")

Double glazed window to front, built-in wardrobes, radiator, carpet to floor and smooth ceiling.

Bedroom Two

4.76m x 2.73m (15'7" x 8'11")

Double glazed windows to front

and rear, cupboard housing boiler, radiator, carpet to floor and smooth ceiling.

EXTERIOR

Front & Rear Gardens

The property is approached via a pathway that leads to the front door and also provides access to the spacious front garden that has an array of mature trees and plants creating a pleasant outlook from the property. There is a side access gate that leads to the landscaped rear garden which commences with a large patio area which the current owners use for covered al-fresco dining situated just off the kitchen. From here you access the main lawn area which has a wonderful variety of flower and plants borders, creating a calm and relaxing environment. In addition, there is are a couple of storage sheds, outside tap and lighting, plus rear access gate to the rear parking area.

Parking

From the rear garden there is access gate leading to a rear parking area.

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.



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