

Paul Mason Associates



Millfields, Writtle, Essex, CM1 3LP
Guide price £440,000

- Semi-Detached Family Home
- Three Bedrooms
- Large Lounge
- Fitted Kitchen
- Large Conservatory
- Detached Garage With Parking For Numerous Vehicles
- Pretty Front & Rear Gardens
- Popular Location In Walking Distance Of Schools & Village Amenities
- Potential To Extend (STPC)
- Easy Access To Hylands Park, A414 & Chelmsford City Centre

(Guide Price: £440,000 to £450,000) Gary Townsend at Paul Mason Associates offers a three-bedroom semi-detached home with a large conservatory, enjoying a nice position on a popular road in the heart of Writtle. The position on the bend of the road means it has a larger than average driveway providing parking for 4/5 cars and there is a garage too. Once inside you can feel that it's a calm and neutral home with spacious rooms and modern fittings. The lounge looks like a cosy place to end the day but would also cope well with family gatherings (the shutters are a lovely touch). The kitchen was renovated about 6 years ago (as was the whole house) and leads through to the conservatory which provides an ample space for dinner parties and Sunday roasts with the extended family. There are two large bedrooms to the first floor with the third smaller bedroom being fitted as a dressing room so this home would suit a single person, couple or family with one child/young children. The garden is pretty with passion flowers growing on each side and mature trees and shrubs from the bungalow behind providing a natural backdrop throughout the changing seasons.

As for the location, 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. A Co-op is within walking distance and a highly regarded local butchers. There is a dentist, doctors, and pharmacy all in the village. Within a short walk you can find an alleyway to access the local bus route on Ongar Road and also one through to the Village Green where you will find restaurants and local pubs serving sumptuous food and ales.

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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			
		63	84

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: 3.5 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, radiator, carpet to floor and smooth coved ceiling with sunken spotlights.

Lounge / Diner

7.04m x 3.34m (23'1" x 10'11")
Double glazed window to front with plantation shutters, radiator with cover, carpet to floor and smooth coved ceiling. Patio doors to Conservatory.

Kitchen

3.32m x 2.37m (10'10" x 7'9")
Double glazed window to side, range of modern high gloss base and wall units with granite effect work surface incorporating a sink unit with central mixer tap, built-in electric double oven plus hob with

extractor over, space for fridge/freezer and washing machine, laminate flooring and smooth ceiling with sunken spotlights. Door to Conservatory.

Conservatory

5.03m x 2.90m (16'6" x 9'6")
Part uPVC and part brick built with a solid roof, laminate flooring and French doors to the rear patio and door to side.

FIRST FLOOR

Landing

Double glazed window to side, airing cupboard, carpet to floor and smooth ceiling with ladder access to a part boarded loft.

Bedroom One

3.41m x 3.2 (11'2" x 9'10")
Double glazed window to rear, radiator, carpet to floor and smooth ceiling.

Bedroom Two

3.64m x 3.00m (11'11" x 9'10")
Double glazed window to front with plantation shutters, radiator, carpet to floor and smooth ceiling.

Bedroom Three / Dressing Room

2.29m x 2.03m (7'6" x 6'7")
Double glazed window to side, range of built-in wardrobes, radiator, carpet to floor and smooth coved ceiling.

Family Bathroom

Opaque double glazed window to rear, fully tiled, single shower, LLWC, vanity wash hand basin, heated towel rail, vinyl flooring and smooth ceiling with sunken spotlights.

EXTERIOR

Garage & Parking

The property benefits from a large block paved driveway which offers parking for numerous vehicles and leads to a detached, brick built garage with up and over door, plus power and lighting fitted and courtesy door to the garden.

Gardens

The property is set back with a lawn area to front. The rear garden commences with a patio area and leads to a level lawn with flower and shrub borders.

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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