

Paul Mason Associates



Millfields, Writtle, Chelmsford, CM1 3LJ  
Offers in excess of £400,000



- | Energy Efficiency Rating                    |  | Current                 | Potential                                                                           |
|---------------------------------------------|--|-------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |  |                         |                                                                                     |
| (92 plus) A                                 |  |                         | 86                                                                                  |
| (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                                                     |  |                         | 86                                                                                  |
| (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 |  |

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.

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## DISTANCES

Chelmsford Station: 3.4 miles  
(Liverpool Street from 34 mins)  
Ingatestone Station: 7.4 miles  
(Liverpool Street from 29 mins)  
M25: 12 miles  
Stansted Airport: 17 miles  
Writtle Infant & Junior School:  
0.25 miles  
(All distances are approximate)

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

Storage cupboard and glazed double doors to Lounge.

#### Lounge

5.18m x 4.47m (16'11" x 14'7")  
Open plan with double glazed window to front, understairs storage cupboard, radiator, laminate flooring and smooth ceiling with sunken spotlights. Door to Kitchen / Dining Room.

#### Kitchen / Dining Room

5.18m x 2.71m (16'11" x 8'10")  
Double glazed window to rear, modern fitted kitchen consists of a range of high gloss base and wall units with a wood effect work surface incorporating a one and a half bowl sink unit with central mixer tap, built-in electric double oven with hob

and extractor hood over, space for American fridge/freezer and washing machine, architectural radiator, laminate flooring and smooth ceiling with sunken spotlights. Glazed double doors to rear.

### FIRST FLOOR

#### Landing

Airing cupboard, carpet to floor and smooth ceiling with loft access.

#### Bedroom One

3.62m x 3.03m (11'10" x 9'11")  
Double glazed window to rear, radiator, laminate flooring and smooth ceiling.

#### Bedroom Two

3.68m x 2.72m (12'0" x 8'11")  
Double glazed window to front, radiator, laminate flooring and smooth ceiling.

#### Bedroom Three

2.40m x 2.10m (7'10" x 6'10")  
Double glazed window to front, radiator, carpet to floor and smooth ceiling.

#### Family Bathroom

Opaque double glazed window to rear, 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

### Gardens

The property is set back from the road and is approached via a pathway with lawn area to both sides. To the rear of the house, the garden commences with a small patio area which leads to a lawn area with storage shed.

### Garage & Parking

The property benefits from a garage in block, and off road parking.

### 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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