

Paul Mason Associates

Bridge Street, Writtle, Chelmsford, CM1 3EX  
Offers in excess of £900,000



- Detached Three Storey Family Home
- Five Double Bedrooms
- Master Bedroom With En-Suite
- Dual Aspect Lounge With French Doors To Patio & Garden
- Kitchen / Breakfast Room Plus Utility Room
- Study Plus Ground Floor Cloakroom
- Two Separate Garages
- Landscaped Rear Garden
- Located in The Heart Of Writtle Village, Close To All Amenities
- Internal Inspection Highly Advised

Gary Townsend at Paul Mason Associates offers a handsome, double fronted, three storey property with five double bedrooms, positioned within walking distance of The Green and all the village amenities, including pubs, restaurants, doctor’s surgery, butchers, but to name a few. This historic village also offers delightful countryside walks as well as the neighbouring Hylands Park. Chelmsford City is in close proximity for further shopping and leisure facilities, and can be directly accessed via parkland walks if so desired.

The offers modern living with all reception areas are accessed off the central hallway, which also leads to the first floor where you will find three double bedrooms and the family bathroom, with the master boasting an en-suite shower room. To the second floor, there are two further double bedrooms. Externally, there is a landscaped rear garden with patio and level lawn, plus two separate garages.

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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>			<b>England &amp; Wales</b>		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

## DISTANCES

Chelmsford Station: 2.7 miles  
Ingatestone Station: 5.6 miles  
A12: 4.2 miles / M25: 13 miles  
Stansted Airport: 17 miles  
King Edward's Grammar School: 2.3 miles  
Chelmsford County High School: 2.5 miles

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

Stairs to first floor with storage under, tiled flooring with underfloor heating and smooth ceiling.

#### Kitchen / Breakfast Room

4.95m x 3.60m (16'2" x 11'9")  
Double glazed windows to side to rear, modern fitted kitchen consisting of a range of matching base and wall units with granite worksurfaces incorporating a one and a half bowl sink unit with central mixer tap, built-in electric double oven with ceramic hob and extractor hood over, built-in microwave, integrated fridge/freezer and dishwasher, wall mounted boiler in cupboard, tiled flooring with underfloor heating and smooth ceiling with sunken spotlights. French doors opening to the rear patio and garden.

#### Utility

1.98m x 1.70m (6'5" x 5'6")  
Double glazed windows to side, range of matching base and wall units with granite worksurfaces incorporating a one and a single bowl sink unit with central mixer tap,

space for aging machine and tumble dryer, tiled flooring with underfloor heating and smooth ceiling with sunken spotlights. Door to side.

#### Lounge

5.74m x 3.53m (18'9" x 11'6")  
A dual aspect room with two sets of modern, triple glazed sash windows to front, carpet to floor with underfloor heating and smooth ceiling. French doors opening to the rear patio and garden.

#### Study

3.31m x 2.44m (10'10" x 8'0")  
Two sets of modern, triple glazed sash windows to front, carpet to floor with underfloor heating and smooth ceiling.

#### Cloakroom

Opaque double glazed window to rear, LLWC, integrated wash hand basin with tiled splashback, tiled flooring with underfloor heating and floor heating and smooth ceiling with sunken spotlights.

### FIRST FLOOR

#### Landing

Double glazed windows to front and rear, airing cupboard housing hot water cylinder, radiator, laminate flooring and smooth ceiling.

#### Bedroom One

3.53m x 3.53m (11'6" x 11'6")  
Triple glazed windows to front and rear, range of built-in wardrobes, radiator, carpet to floor and smooth ceiling.

#### Bedroom One En-Suite

Opaque double glazed window to

rear, double shower, LLWC, inset wash hand basin with tiled splashback, heated towel rail, shaver point, tiled flooring and smooth ceiling with sunken spotlights.

#### Bedroom Two

3.60 x 3.44m (11'9" x 11'3")  
Double glazed windows to rear, range of built-in wardrobes, radiator, carpet to floor and smooth ceiling.

#### Bedroom Three

3.53m x 3.22m (11'6" x 10'6")  
Triple glazed windows to front, radiator, carpet to floor and smooth ceiling.

#### Family Bathroom

Opaque double glazed window to side, shower cubicle, panelled bath with central mixer taps and shower attachment over, LLWC, inset wash hand basin with tiled splashback, heated towel rail, shaver point, tiled flooring and smooth ceiling with sunken spotlights.

### SECOND FLOOR

#### Landing

Storage cupboard, carpet to floor and smooth ceiling.

#### Bedroom Four

4.42m x 3.32m (14'6" x 10'10")  
Double glazed window to front and Velux to rear, radiator, carpet to floor and smooth ceiling.

#### Bedroom Five

3.59m x 3.32m (11'9" x 10'10")  
Double glazed window to front and Velux to rear, radiator, carpet to floor and smooth ceiling.

### EXTERIOR

## Front & Rear Gardens

The property is approached via a small pathway set behind an iron gate with matching railings to both sides and leads to the front door. The rear garden can be accessed via both the kitchen and lounge and commences with a patio area, ideally placed for al-fresco dining and entertaining. From here you step onto a level lawn with well stocked borders and an array of trees and plants. There is also a storage shed plus access gates to the side and rear.

## Garaging

The property benefits from two separate garages, both with power and lighting fitted and eaves storage. The garage to the rear of the property also benefits from an EV charge point.

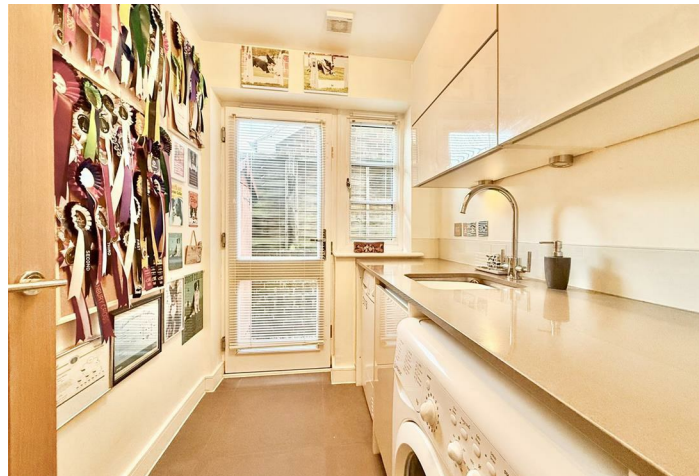
## Important Notices

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.

## Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.





**Paul Mason** Associates

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