

Paul Mason Associates

Mayfield Road, Writtle, Chelmsford, CM1 3EL
Guide price £550,000

- Three Double Bedroom Bungalow (NO ONWARD CHAIN)
- Wonderful West Facing Landscaped Gardens Adjoining Farmland
- Lounge With French Doors Opening To The Rear Garden
- Fitted Kitchen Plus Separate Dining Room
- Conservatory
- Separate Bathroom & Shower Room
- Detached Garage Plus Gated Parking
- Quiet Location In Sought After Village
- Walking Distance To All Village Amenities
- Spacious Loft With Scope To Convert (STPC)

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			42
			24
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			

‘NO ONWARD CHAIN’ Gary Townsend at Paul Mason Associates offers a wonderful three double bedroom bungalow situated on a large corner plot at the end of one of Writtle’s most sought after turnings, and within walking distance of all the village amenities and central Green. A particular feature is the spacious lounge that opens to the west facing garden. There is scope for further development, especially into the large loft space (STPC).

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 is also home to Writtle College; one of the UK’s oldest and largest agricultural colleges.

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DISTANCES

Chelmsford Station: 3.1 miles
(Liverpool Street from 34 mins)
Ingatestone Station: 7.5 miles
(Liverpool Street from 29 mins)
M25: 12.4 miles
Stansted Airport: 17.1 miles
(All distances are approximate)

ACCOMMODATION

Entrance Hall

4.97m x 2.57 (16'3" x 8'5")
A spacious area with storage cupboard, carpet to floor and smooth ceiling with loft access.

Lounge

5.25m x 4.98m (17'2" x 16'4")
Double glazed bay window to rear, carpet to floor and smooth ceiling. French doors opening to the rear garden and access to the Dining Room and Kitchen.

Dining Room

3.39m x 2.41m (11'1" x 7'10")
Double glazed window to side, carpet to floor and smooth coved ceiling.

Fitted Kitchen

3.39m x 2.90m (11'1" x 9'6")
Double glazed window to rear, range of matching base and wall units incorporating a one and half bowl sink with tiled splashback, built-in electric

double oven, induction hob with extractor over, integrated dishwasher, space for washing machine, Karndean flooring and a smooth coved ceiling. Door to Conservatory.

Conservatory

4.86m x 2.95m (15'11" x 9'8")
Part brick and uPVC built with double glazed windows overlooking the large, well stocked garden and door to side.

Bedroom One

4.56m x 3.19m (14'11" x 10'5")
Double glazed window to rear, range of built-in wardrobes, carpet to floor and smooth coved ceiling.

Bedroom Two

3.55m x 3.04m (11'7" x 9'11")
Double glazed window to front, carpet to floor and smooth coved ceiling.

Bedroom Three / Study

3.01m x 2.92m (9'10" x 9'6")
Double glazed window to front, carpet to floor and smooth coved ceiling.

Bathroom

Opaque windows to front and side, fully tiled, panelled bath, LLWC, vanity wash hand basin,

tiled flooring and smooth coved ceiling.

Shower Room

Opaque window to front, fully tiled, single shower, LLWC, wash hand basin, tiled flooring and smooth coved ceiling.

EXTERIOR

Gardens

A particular feature of the property are the wonderful landscaped gardens which wrap around the home and adjoin open farmland. Commencing with a small patio area, this leads to the large level lawn which has an abundance of specimen trees, plants and flowers to its many borders, creating plenty of colour throughout the year and areas of interest.

Garage & Parking

The property benefits from off road parking and the driveway leads to a detached garage set behind privacy gates.

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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