



**Long Brandocks, Chelmsford, CM1 3JL**

**Offers in excess of £500,000**



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### Some More Information

From the entrance door you enter the entrance hall where stairs rise to the first floor and doors give access to the kitchen breakfast room, and reception spaces. The three reception spaces are interconnected allowing the possibility to enjoy one much larger open plan space. The sitting area has a square bay window to the front elevation central fireplace and open to the dining area which is open beyond to the family room which has French doors leading to the rear garden and a further door leading to a rear lobby. The rear lobby has a single door leading out to the rear garden, door to ground floor cloakroom and further doorway to the kitchen breakfast room. The kitchen breakfast room is fitted with a range of eye and base level cupboards beneath square edged worksurfaces and has a window overlooking the rear garden, ceramic hob with extractor over, single oven and microwave.

To the first floor the square landing gives access to bedrooms one two and four along with the family bathroom which comprises panel enclosed bath with shower over, pedestal wash hand basin and low level W.C. Bedroom one has a window to the front elevation as does bedroom four whilst bedroom two has mirror glazed sliding wardrobe doors window to the rear and an interconnecting door into bedroom three which has windows to both the front and rear.

### Externally

The property has off street parking to the front for 2 vehicles which in turn leads to the attached tandem length garage which has up and over door to the front and single door and window to the rear.

The rear garden is designed with a lower maintenance feel commencing with a paved terrace to the immediate rear of the property before giving way to an area of shingle surrounded by established planting beds.

### Location

Writtle is just 2.5 miles west of Chelmsford with its picturesque Green, duck pond and Church. It also has local amenities including post office, butcher's shop, delicatessen and supermarket together with highly regarded restaurants and

pubs. It has 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.

The nearby city of Chelmsford offers a very wide range of amenities including shopping centres, three superb private prep schools, two outstanding grammar schools and New Hall a well-known independent school.

It also has excellent transport links, with a station on the mainline into London Liverpool Street and access onto the A12.

### Entrance Hall

11'5" x 6'7" (3.48m x 2.01m)

### Sitting Room

13'10 into bay x 12'1" (4.22m into bay x 3.68m)

### Dining Room

10'7" x 10'3" (3.23m x 3.12m)

### Family Room

10'6" x 8'11" (3.20m x 2.72m)

### Kitchen/Breakfast Room

10'11" x 8'4" (3.33m x 2.54m)

### Kitchen

8'11" x 6'8" (2.72m x 2.03m)

### Bedroom One

11'4" x 10'5" (3.45m x 3.18m)

### Bedroom Two

10'3" x 9'6" (3.12m x 2.90m)

### Bedroom Three

21'1" x 8'5" max (6.43m x 2.57m max)

### Bedroom Four

8'5" x 6'9" (2.57m x 2.06m)

### Bathroom

8'4" x 5'5" (2.54m x 1.65m)

## Services

Council Tax Band - D

Local Authority - Chelmsford City Council

Tenure - Freehold

EPC - D

Mains Electric

Mains Gas

Mains Water

Mains Drainage

Gas Fired Central Heating via Radiators

Broadband Availability - Ultrafast broadband via Openreach & Nexfibre with speeds to 10,000mbps (November 2025).

Mobile Coverage - It is understood that the best available mobile service in the area is provided by EE (details obtained from Ofcom Mobile and Broadband Checker) – November 2025.

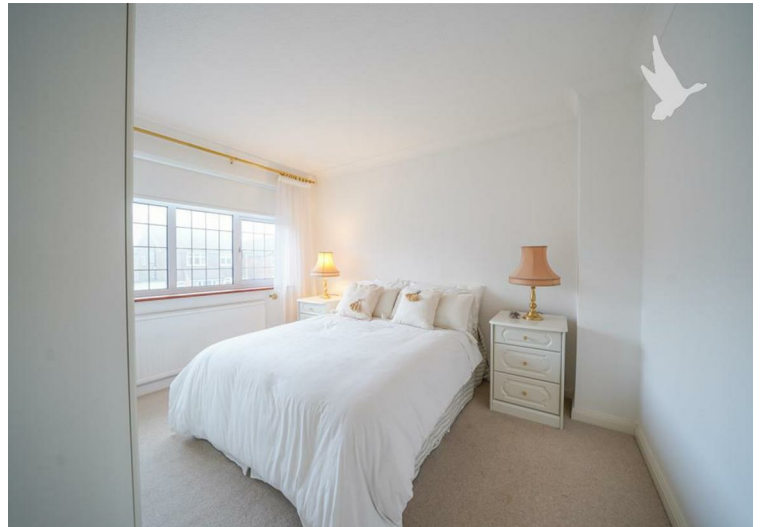
Construction Type - We understand the property to be of brick & block construction. The property does not have step free access from the street to inside the property.

Flooding from Rivers and Sea - Very Low Risk

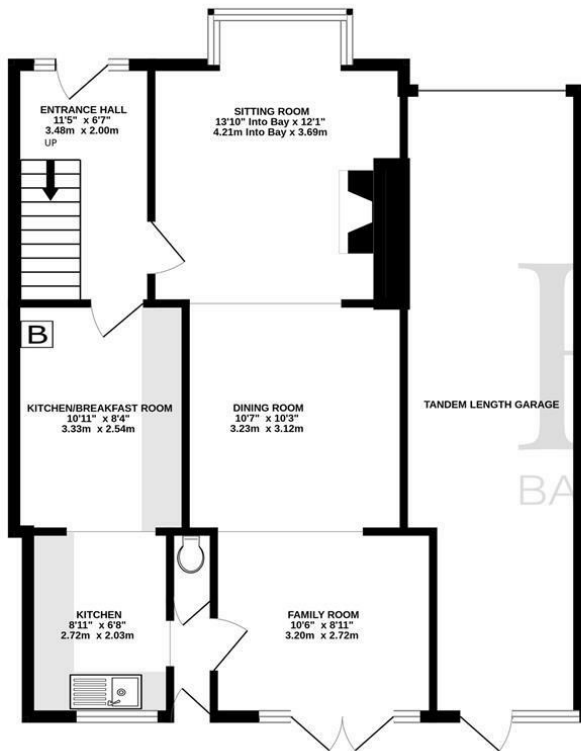
Flooding from Surface Water - Very Low Risk

Flooding from Reservoirs & Ground Water – Outside of Flood Alert Area

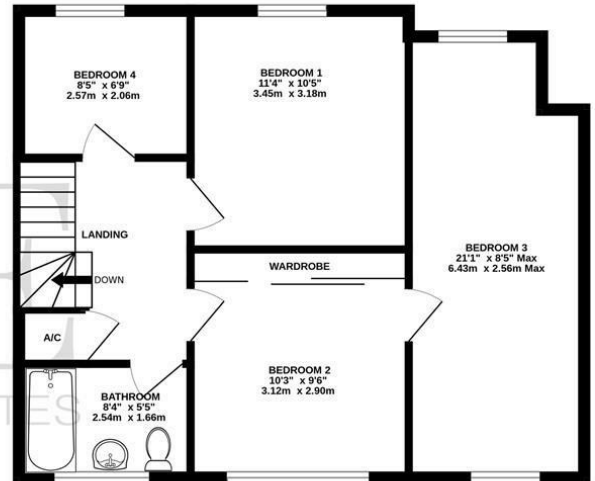
Flood Risk - Data Taken from Gov.UK Flood Map (November 2025).



GROUND FLOOR  
827 sq.ft. (76.8 sq.m.) approx.



1ST FLOOR  
587 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA : 1414 sq.ft. (131.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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 | 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   |                         |                         |
| (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 | EU Directive 2002/91/EC |



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.