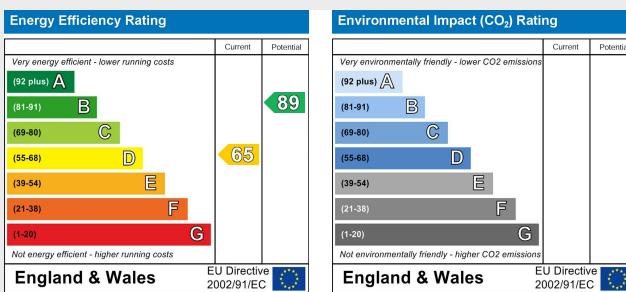


Paul Mason Associates



Rectory Road, Writtle, Chelmsford, CM1 3HL  
Guide price £395,000

- Three Bedroom Semi-Detached Home
- En-Suite To Bedroom One
- Full Width Kitchen Overlooking The Rear Garden
- Lounge / Dining Room
- Family Bathroom With Jacuzzi Bath
- Detached Garage, Driveway, Plus Off Road Parking
- Spacious Rear Garden With Mature Trees And Planting Providing Privacy
- Close To Writtle School and Hylands Park
- Well Presented Throughout & Walking Distance Of All Village Amenities
- Potential To Extend (STPC)

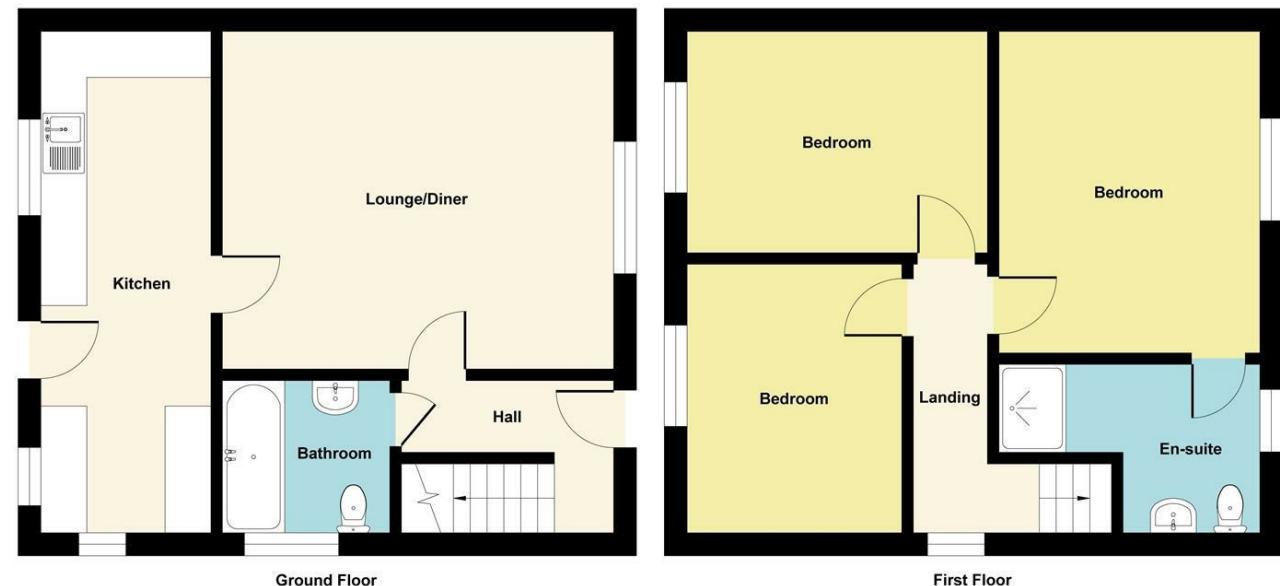


\*Short Walk To Writtle School & Hylands Park\*. Gary Townsend, at Paul Mason Associates, offers this well presented three bedroom semi-detached home with a well proportioned garden, detached garage, and off road parking, all within walking distance of the village amenities, school and parkland. The ground floor offers a lounge / diner, fitted kitchen and ground floor bathroom. To the first floor are three bedrooms, with the master benefitting from an en-suite shower room.

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.

Rectory Road, Writtle, CM1 3HL

*Paul Mason* Associates



## 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  
Writtle Infant & Junior School:  
0.2 miles  
(All distances are approximate)

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

Entered via a part glazed front door, stairs to first floor, radiator, under stairs storage cupboards, laminate flooring and smooth ceiling.

#### Lounge / Diner

4.41m x 3.48m (14'5" x 11'5")  
Double glazed window to front aspect, radiator, laminate flooring and smooth coved ceiling. Door to Kitchen.

#### Kitchen

5.33m x 1.68m (17'5" x 5'6")  
Two double glazed windows to rear aspect, range of matching base and wall units incorporating a one and a half bowl sink drainer unit with central mixer tap and tiled splashback, space for cooker,

washing machine, tumble dryer and fridge/freezer, breakfast bar, radiator, laminate flooring and smooth ceiling with sunken spotlights. Door to rear.

#### Bathroom

Opaque double glazed window to side, fully tiled, panelled jacuzzi bath with central mixer taps, LLWC, pedestal wash hand basin, heated towel rail, tiled flooring and smooth ceiling.

### FIRST FLOOR

#### Landing

Double glazed window to side, carpet to floor and smooth ceiling with loft hatch to part boarded loft with lighting and ladder fitted.

#### Bedroom One

3.22m x 2.71m (10'6" x 8'10")  
Double glazed windows to front aspect, range of mirrored built-in wardrobes, radiator, carpet to floor and smooth coved ceiling.

#### Bedroom One En-Suite

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

#### Bedroom Two

3.20m x 2.60m (10'5" x 8'6")  
Double glazed window to rear aspect, airing cupboard, radiator, carpet to floor and smooth coved ceiling.

#### Bedroom Three / Study

2.21m x 1.87m (7'3" x 6'1")  
Double glazed window to rear aspect, range of built-in wardrobes, radiator, carpet to floor and smooth coved ceiling.

### EXTERIOR

#### Driveway & Garage

The property benefits from off road parking for two vehicles, with the driveway leading to a detached garage with up and over door plus power and lighting fitted and courtesy door to rear. There is also an access gate to the rear garden.

#### Rear Garden

The spacious rear garden is well screened with a variety of tree and plant borders offering excellent privacy. From the kitchen there is a patio area which leads you to the main lawn area, which continues to the rear of the plot. There is also an additional patio area to one side ideal for a barbecue or seating area.

## Viewings

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

## 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.



**Paul Mason** Associates

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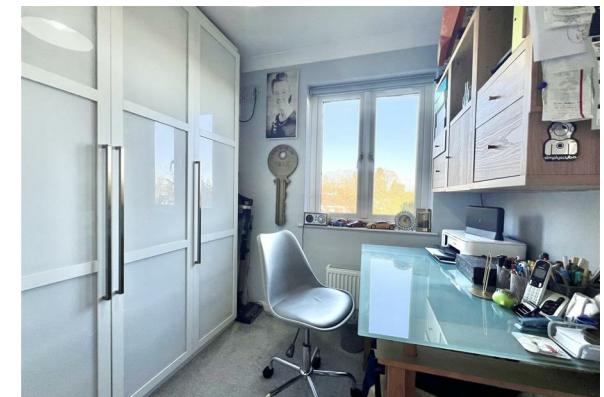
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**Sales | Lettings | Development | Investment**

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