

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)

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			

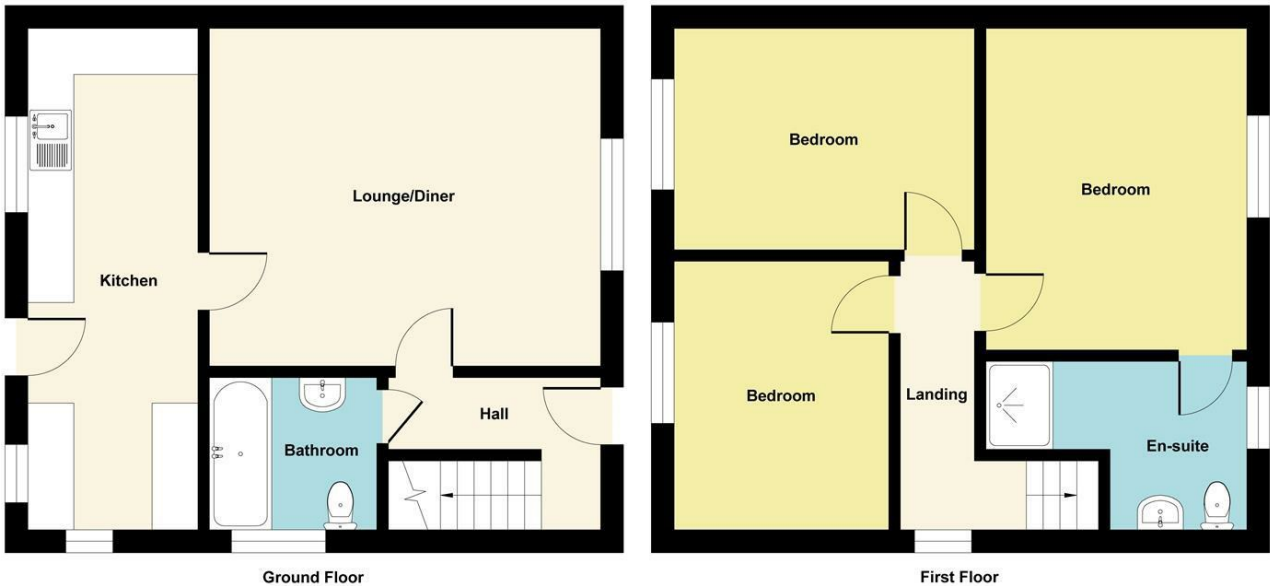
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

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.

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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
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.



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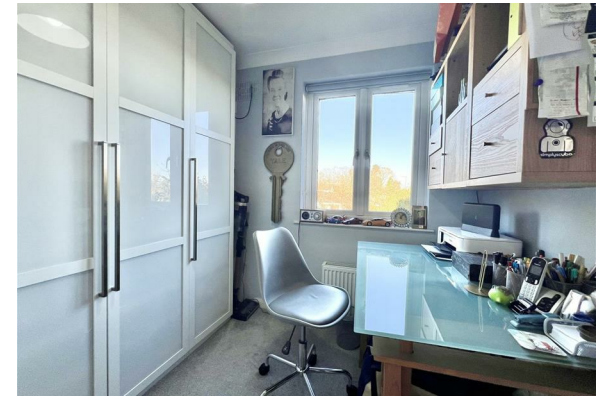
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