

Paul Mason Associates



Hunts Drive, Writtle, Chelmsford, CM1 3HJ

Offers in excess of £400,000

- NO CHAIN
- Three Bedroom Semi-Detached Family Home
- Lounge
- Kitchen / Dining Room
- Conservatory
- Cloakroom
- Family Bathroom
- Garage Plus Driveway & Additional Parking To Rear
- Well Presented Front & Rear Gardens<sup>1</sup>
- Short Walk To Schools, Village Green & Hylands Park

\*NO CHAIN & Short Walk To Writtle School & Hylands Park\* Gary Townsend, at Paul Mason Associates, offers this extended, three bedroom semi-detached home with a well proportioned garden, garage, and off road parking, all within walking distance of the village amenities, school and parkland. The ground floor offers a Lounge, spacious Kitchen / Dining Room and ground floor Cloakroom. To the first floor are Three Bedrooms plus a Family Bathroom

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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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			
		75	81

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			

## DISTANCES

Chelmsford Station: 3.1 miles  
(Liverpool Street from 34 mins)  
Ingatstone 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

Stairs to first floor with storage under, radiator, wooden flooring and textured ceiling.

#### Cloakroom

Opaque double glazed window to front, LLWC, wash hand basin with tiled splashback, radiator, tiled flooring and textured ceiling.

#### Lounge

3.98m x 3.46m (13'0" x 11'4")  
Radiator, carpet to floor and textured coved ceiling. Double wooden doors opening to the Conservatory.

#### Conservatory

3.51m x 2.35m (11'6" x 7'8")  
Part uPVC and part brick construction with a glass roof, radiator, tiled flooring and double glazed French doors to the rear patio and garden.

#### Kitchen Area

3.60m x 2.78m (11'9" x 9'1")  
Double glazed window to front 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, built-in electric double oven plus gas hob with extractor, integrated fridge/freezer and space for washing machine, breakfast bar, radiator, wood effect flooring and smooth coved ceiling with sunken spotlights.

#### Dining Area

3.75m x 3.45m (12'3" x 11'3")  
Double glazed window to rear aspect, radiator, oak flooring and smooth coved ceiling. Double glazed French doors to patio and garden.

## FIRST FLOOR

#### Landing

Airing cupboard with boiler, storage cupboard, carpet to floor and textured ceiling with loft hatch.

#### Bedroom One

4.04m x 2.60m (13'3" x 8'6")  
Double glazed window to rear, radiator, carpet to floor and textured coved ceiling.

#### Bedroom Two

4.00m x 2.60m (13'1" x 8'6")  
Double glazed window to rear, radiator, carpet to floor and textured ceiling.

#### Bedroom Three

3.10m x 1.91m (10'2" x 6'3")  
Double glazed window to rear, radiator, carpet to floor and textured ceiling.

#### Family Bathroom

Opaque double glazed window to front, double width shower, LLWC, pedestal wash hand basin, heated towel rail, vinyl flooring and textured ceiling.

#### Exterior

#### Garage & Parking

The property benefits from a driveway that leads to an attached single garage with up and over door, power and lighting, plus courtesy door to the rear garden. In addition there is also an additional two parking spaces to the rear of the property with access gate to the garden.

#### Gardens

The property is set behind a picket fence and is approached via a pathway with lawn area to side and storage cupboard. To the rear, the landscaped garden has a patio area which leads you to a level lawn with well stocked borders and an array of ornamental planting. There is also a storage shed and greenhouse, ideal for a keen gardener.

#### 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.

#### ADDITIONAL INFORMATION

The property is currently going through Probate.



Paul Mason Associates

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Paul Mason Associates Limited Registered in England Number - 6767946  
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