



Writtle
£375,000
2-bed semi-detached house

Margaretting Road

An ideal first home or step up for a young family, this extended TWO DOUBLE Bedroom semi-detached house enjoys a popular village location in Writtle, with Writtle Junior School just 60 metres away! The accommodation has been extended to the front and comprises an entrance hall, lounge and a kitchen/diner providing a practical space for everyday family life and entertaining. There is also a ground floor bathroom, whilst upstairs are two well-proportioned double bedrooms. Outside, the property benefits from front and rear gardens and a block paved driveway providing off road parking. For those looking to make a home their own, there is also scope to extend further, subject to the necessary planning permissions and consents, offering exciting potential as your needs change.

The location is a real highlight, with Writtle Junior School just a short walk away and the beautiful grounds of Hylands House approximately 0.7 miles away, providing a wonderful outdoor space to explore and enjoy. Writtle's popular village setting is complemented by excellent road links to the A414 and A12, whilst Chelmsford railway station is approximately 2.5 miles away, making this a great option for commuters.

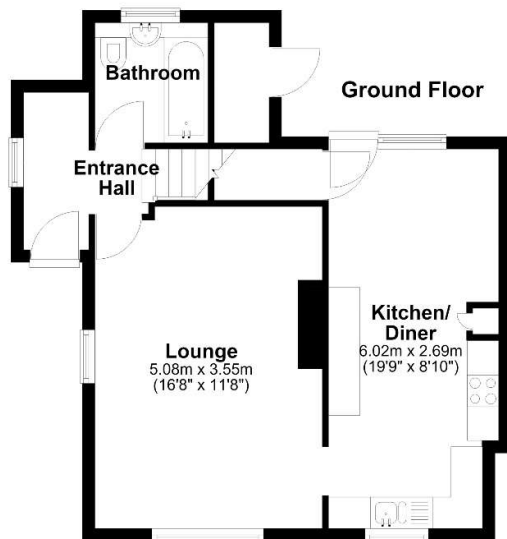
Offering two double bedrooms, useful existing accommodation, off-road parking and future potential, this is a home that could suit first-time buyers looking to get onto the property ladder or young families wanting to put down roots in a well-regarded village location.

Chelmsford
11 Duke Street
Essex CM1 1HL

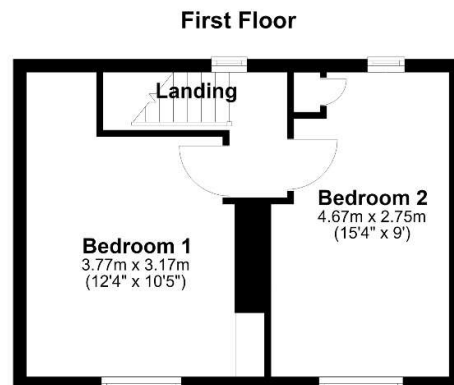
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Floor Plans



APPROX INTERNAL FLOOR AREA
90 SQ M 965 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
90 SQ M 965 SQ FT
This plan is for layout guidance only and is
NOT TO SCALE
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of this plan, please check all dimensions,
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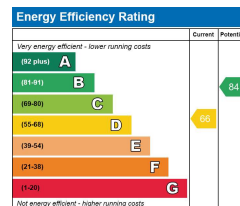


APPROX INTERNAL FLOOR AREA
36 SQ M 321 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
90 SQ M 965 SQ FT
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Features

- Village location within 2.5 miles of Chelmsford railway station
- Two double bedrooms
- Extended to front
- Kitchen/diner
- Lounge
- Ground floor bathroom
- Block paved driveway
- Front and rear gardens
- 60 metre walk to Writtle Junior School
- 0.7 mile walk to Hylands House grounds
- Excellent road links to A414 and A12

EPC Rating



Tenure Freehold

Council Tax Band C is the council tax band for this property with an annual amount of £2,055.84.

The Nitty Gritty (Lion King Edition)

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