

**oakheart**



£600,000

Offers In Excess Of  
St Johns Road, Writtle, Essex

Nestled on St Johns Road in the charming area of Writtle, Essex, this delightful three-bedroom detached house offers a perfect blend of modern living and comfort. Spanning an impressive 962 square feet, the property has been thoughtfully refurbished to create a welcoming home for families and professionals alike.

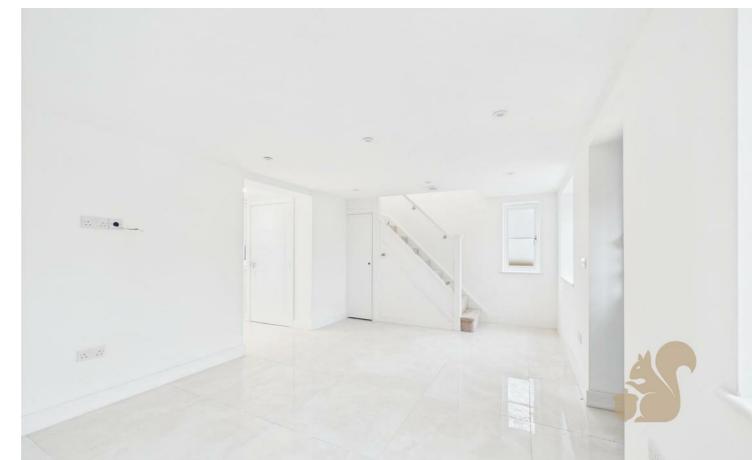
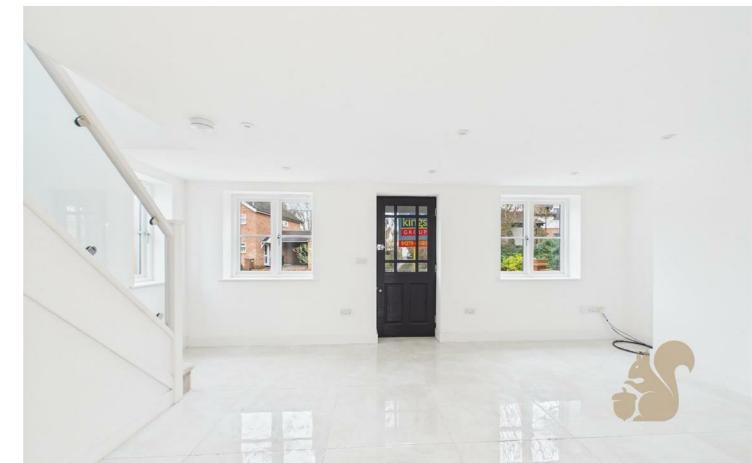
Upon entering, you are greeted by a spacious reception hall that sets the tone for the rest of the house. The large reception space provides an ideal space for relaxation and entertaining, ensuring that family

gatherings and social events can be enjoyed in style. The well-appointed kitchen complements the living area, making it a practical space for daily life.

The master bedroom boasts the luxury of an en-suite bathroom, providing a private retreat for the homeowners. Two additional bedrooms offer ample space for family members or guests, while the family bathroom is conveniently located to serve the rest of the household.

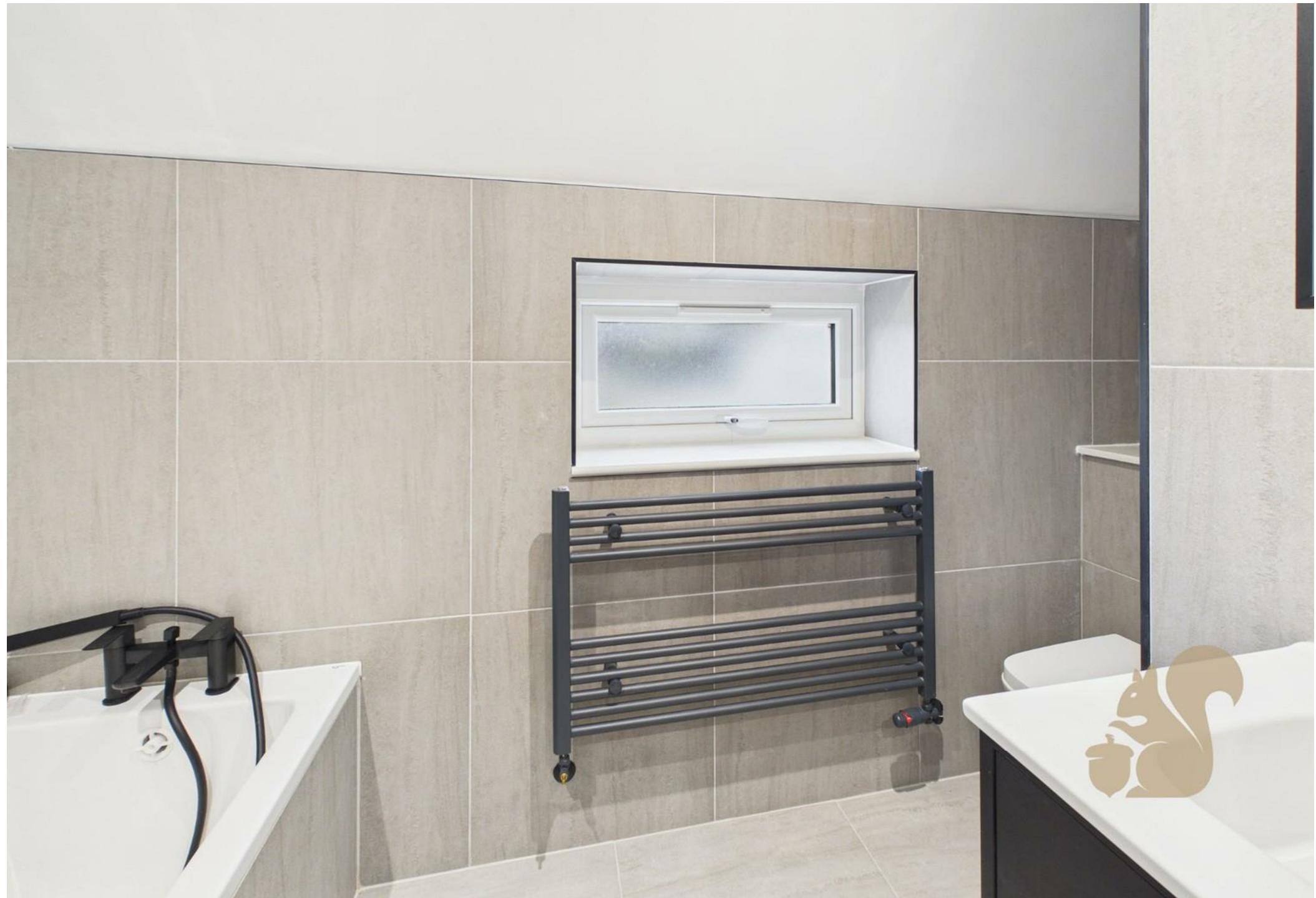
One of the standout features of this property is the off-street parking, accommodating up to three vehicles, which is a rare find in this area. This added convenience enhances the appeal of the home, making it suitable for those with multiple cars or visitors.

With its prime location in Writtle, residents will enjoy easy access to local amenities, schools, and transport links, making it an ideal choice for families and commuters alike. This beautifully refurbished detached house is a wonderful opportunity for anyone seeking a modern and comfortable living space in a desirable Essex location.









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**Reception Hall**  
5.48 x 3.39 m  
17'11" x 11'1"

**Kitchen / Living Area**  
5.24 x 6.28 m  
17'2" x 20'7"

Approximate total area<sup>(1)</sup>  
54.4 m<sup>2</sup>  
585 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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Local Authority:  
Chelmsford

Tenure:  
Freehold

Council Tax Band:  
D

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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