



East View
Writtle, Chelmsford Essex CM1 3NL
Guide Price £450,000-£475,000

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This Victorian three bedroom end terrace cottage is located in the sought after village of Writtle. The property has been extended to the rear, creating a spacious living area that opens onto a large west facing garden via bi-fold doors. It sits behind a shallow front garden with a retaining wall, traditional railings, and gate.

The entrance porch, with its quarry-tiled floor, leads into a welcoming living room featuring exposed floorboards, a redbrick fireplace, a wood burner, and alcove storage. Under the stairs is a storage cupboard housing the gas boiler.

The kitchen/breakfast room offers a farmhouse feel with cream units, wood worktops, and a butler sink. The tiled floor leads to the extended dining room and the ground floor bathroom, which features a period style white suite. The living room is designed to maximise views of the garden, with bi-fold doors opening onto a patio, a vaulted ceiling, and Velux windows allowing plenty of natural light.

Upstairs are three bedrooms. The main bedroom, located at the front, has a built-in wardrobe, while the second and third bedrooms, both overlooking the garden.

The west facing rear garden is a standout feature, starting with a patio extending to a mature garden with a timber summerhouse and storage shed.

Writtle village centre is less than a mile away, with Chelmsford city just 4 miles distant, offering extensive amenities and train services to London.

Council Tax Band: C









Ground Floor

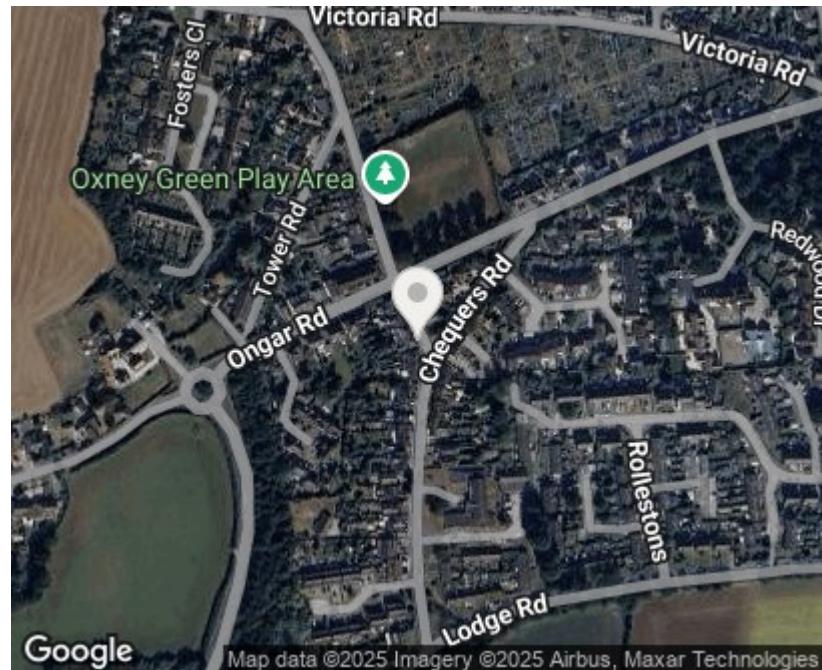
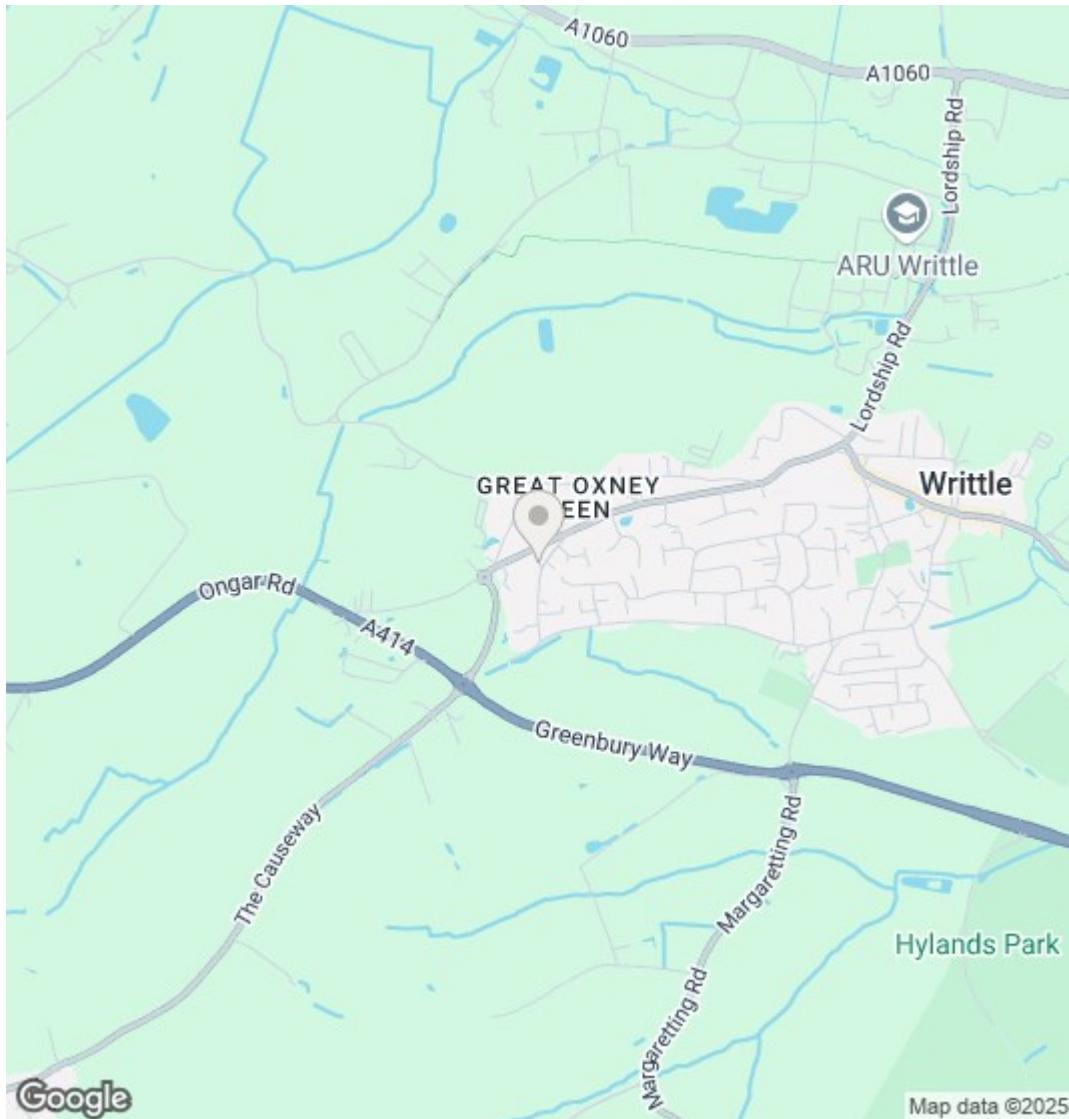
Approx. 49.7 sq. metres (534.8 sq. feet)



First Floor

Approx. 28.8 sq. metres (310.0 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	84
(81-91)	B	
(69-80)	C	63
(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	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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