

Paul Mason Associates



Rectory Road, Writtle, Chelmsford, CM1 3HN

Offers in excess of £425,000

- Semi-Detached Property In Popular Village
- Two Double Bedrooms
- Lounge With Log Burner
- Dual Aspect Kitchen / Dining Room
- Family Bathroom
- Large OFFICE / OUTBUILDING With Independent Access If Required
- Driveway With Parking For Two / Three Vehicles
- Landscaped Rear Garden With Pizza Oven
- Close To Hylands Park & Writtle Schools
- Potential To Extend (Planning Reference: 25/00446/FUL - Single storey rear extension)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			71
(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	

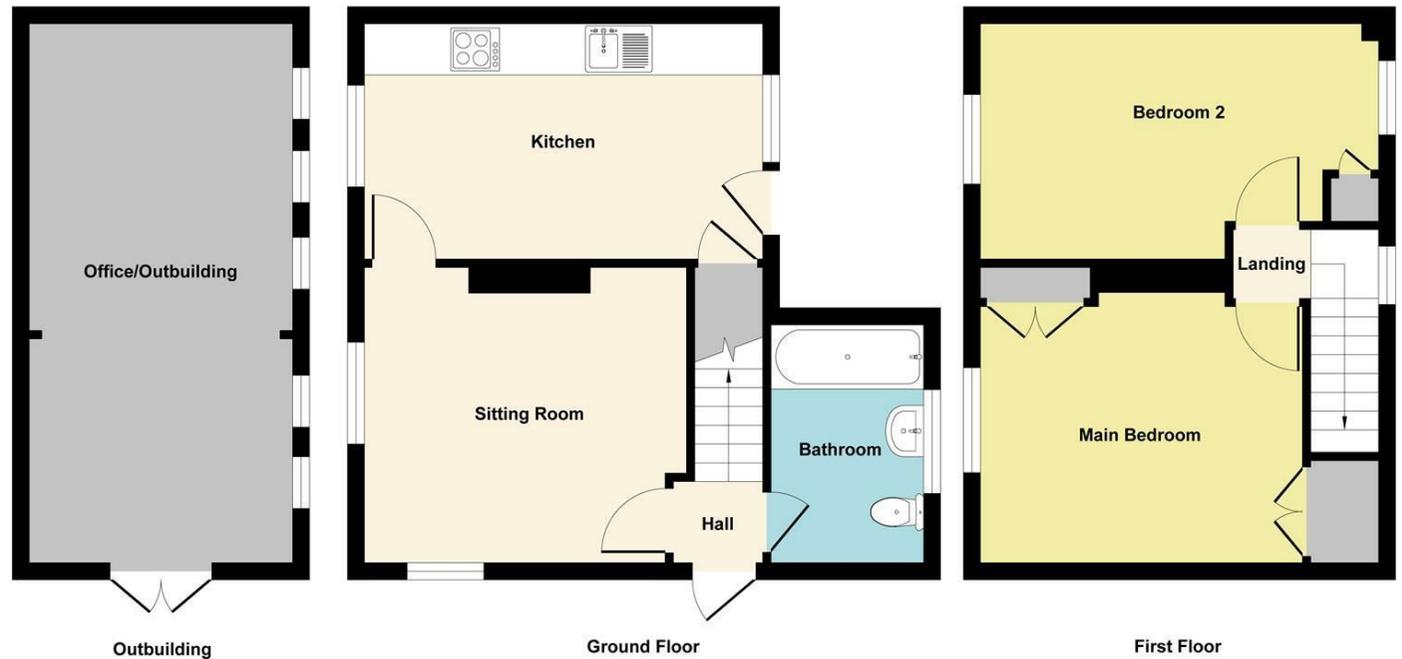
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Gary Townsend at Paul Mason Associates offers this well presented two double bedroom semi-detached home with a well proportioned garden with a substantial Office / Outbuilding, plus off road parking, all within walking distance of the village amenities, schools and parkland. The ground floor offers a lounge, dual aspect kitchen / dining room plus family bathroom, and the first floor has two double bedrooms.

With just a short walk to Writtle School & Hylands Park, 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.

26 Rectory Road

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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

Hallway

Stairs to first floor, tiled flooring and smooth ceiling with sunken spotlights.

Lounge

3.70m x 3.66m (12'1" x 12'0")
A dual aspect room with double glazed windows to front and side, radiator, feature fireplace with log burner, tiled flooring and smooth coved ceiling. Doors to Kitchen/Dining Room.

Kitchen / Dining Room

4.66m x 2.73m (15'3" x 8'11")
A light, dual aspect room with double glazed windows to the front and rear aspect, range of matching base and wall units incorporating a single bowl sink drainer unit with central mixer tap and tiled splashback, space

for range cooker and fridge/freezer, integrated dishwasher, understairs storage cupboard housing washing machine, radiator, tiled flooring and smooth coved ceiling with sunken spotlights. Door to rear.

Bathroom

Opaque double glazed window to rear, fully tiled, panelled bath with central mixer taps and shower over, LLWC, vanity wash hand basin, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

FIRST FLOOR

Landing

Double glazed window to rear, heated towel rail, carpet to floor and smooth ceiling with loft access,

Bedroom One

3.73m x 3.29m (12'2" x 10'9")
Double glazed window to front, two sets of built-in wardrobes, radiator, carpet to floor and smooth coved ceiling.

Bedroom Two

4.67m x 2.76m (15'3" x 9'0")
Double glazed windows to front and rear, built-in cupboard housing boiler, radiator, carpet to floor and smooth coved ceiling.

EXTERIOR

OFFICE / OUTBUILDING

6.78m x 3.19m (22'2" x 10'5")
A particular feature of the property is the substantial Home Office / Outbuilding which offers wonderful flexibility to any buyer. The building offers 5 double glazed windows to side, plus French doors to front, a selection of power sockets, part tiled part wooden flooring and a vaulted ceiling. There is also access to the rear which could be utilised if the outbuilding is used to meet clients.

Driveway & Parking

The block paved driveway offers parking for 3 cars and a pathway leads you to the front door, and access to the rear garden.

Garden

The property benefits from a well proportioned rear garden which commences with a patio area directly accessed from the kitchen / dining room where you will also find a convenient brick store with power and lighting fitted. From here you step onto a level lawn with flower and plant borders and leads you to rear patio area with built-in barbecue

area and is a great space for entertaining. The Office / Outbuilding is also positioned to the rear of the garden and could also be used as an entertaining space or gymnasium.

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.

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.



Paul Mason Associates

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