

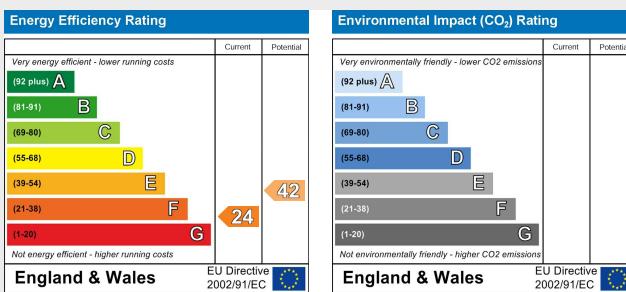
Paul Mason  
Associates



Mayfield Road, Writtle, Chelmsford, CM1 3EL

Guide price £550,000

- Three Double Bedroom Bungalow (NO ONWARD CHAIN)
- Wonderful West Facing Landscaped Gardens Adjoining Farmland
- Lounge With French Doors Opening To The Rear Garden
- Fitted Kitchen Plus Separate Dining Room
- Conservatory
- Separate Bathroom & Shower Room
- Detached Garage Plus Gated Parking
- Quiet Location In Sought After Village
- Walking Distance To All Village Amenities
- Spacious Loft With Scope To Convert (STPC)



**'NO ONWARD CHAIN'** Gary Townsend at Paul Mason Associates offers a wonderful three double bedroom bungalow situated on a large corner plot at the end of one of Writtle's most sought after turnings, and within walking distance of all the village amenities and central Green. A particular feature is the spacious lounge that opens to the west facing garden. There is scope for further development, especially into the large loft space (STPC).

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 is also home to Writtle College; one of the UK's oldest and largest agricultural colleges.

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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  
(All distances are approximate)

## ACCOMMODATION

### Entrance Hall

4.97m x 2.57 (16'3" x 8'5")  
A spacious area with storage  
cupboard, carpet to floor and  
smooth ceiling with loft access.

### Lounge

5.25m x 4.98m (17'2" x 16'4")  
Double glazed bay window to  
rear, carpet to floor and smooth  
ceiling. French doors opening to  
the rear garden and access to  
the Dining Room and Kitchen.

### Dining Room

3.39m x 2.41m (11'1" x 7'10")  
Double glazed window to side,  
carpet to floor and smooth  
coved ceiling.

### Fitted Kitchen

3.39m x 2.90m (11'1" x 9'6")  
Double glazed window to rear,  
range of matching base and wall  
units incorporating a one and  
half bowl sink with tiled  
splashback, built-in electric

double oven, induction hob with  
extractor over, integrated  
dishwasher, space for washing  
machine, Karndean flooring and  
a smooth coved ceiling. Door to  
Conservatory.

### Conservatory

4.86m x 2.95m (15'11" x 9'8")  
Part brick and uPVC built with  
double glazed windows  
overlooking the large, well  
stocked garden and door to  
side.

### Bedroom One

4.56m x 3.19m (14'11" x 10'5")  
Double glazed window to rear,  
range of built-in wardrobes,  
carpet to floor and smooth  
coved ceiling.

### Bedroom Two

3.55m x 3.04m (11'7" x 9'11")  
Double glazed window to front,  
carpet to floor and smooth  
coved ceiling.

### Bedroom Three / Study

3.01m x 2.92m (9'10" x 9'6")  
Double glazed window to front,  
carpet to floor and smooth  
coved ceiling.

### Bathroom

Opaque windows to front and  
side, fully tiled, panelled bath,  
LLWC, vanity wash hand basin,

tiled flooring and smooth coved  
ceiling.

### Shower Room

Opaque window to front, fully  
tiled, single shower, LLWC,  
wash hand basin, tiled flooring  
and smooth coved ceiling.

## EXTERIOR

### Gardens

A particular feature of the  
property are the wonderful  
landscaped gardens which wrap  
around the home and adjoin  
open farmland. Commencing  
with a small patio area, this  
leads to the large level lawn  
which has an abundance of  
specimen trees, plants and  
flowers to its many borders,  
creating plenty of colour  
throughout the year and areas  
of interest.

### Garage & Parking

The property benefits from off  
road parking and the driveway  
leads to a detached garage set  
behind privacy gates.

### 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.



**Paul Mason** Associates

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**Sales | Lettings | Development | Investment**

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Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP



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