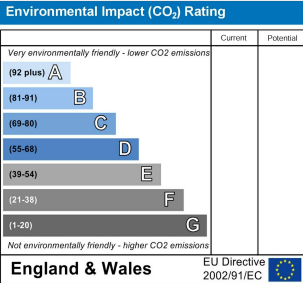
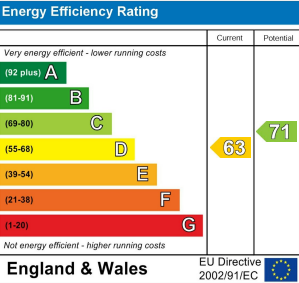


Paul Mason <sup>Associates</sup>

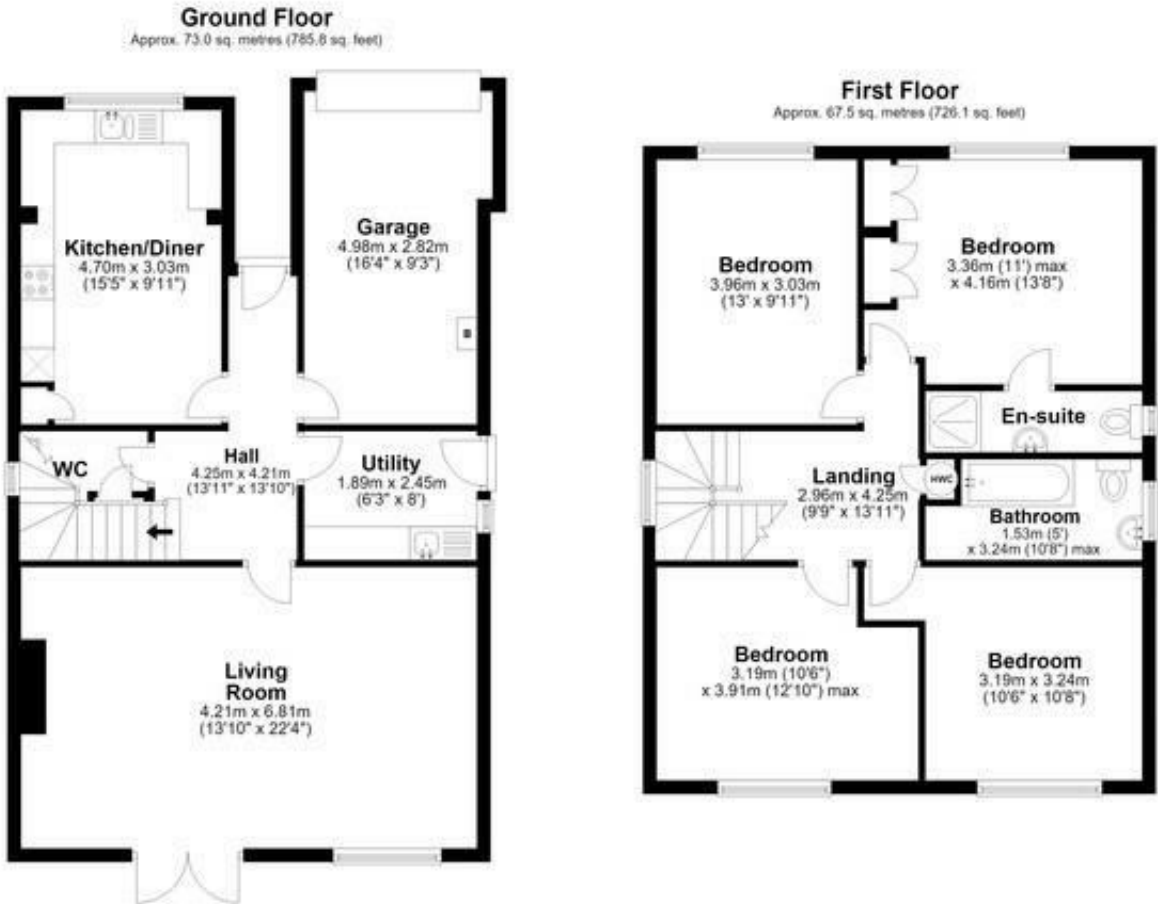
Ongar Road, Writtle, Chelmsford, CM1 3NA  
Guide price £675,000

- Four double-bedroom detached family home close to village Green
- Tucked away at the end of a quiet mews
- Principal bedroom with en-suite shower room
- Spacious lounge/diner with feature fireplace and French doors to the garden
- Fully fitted kitchen/breakfast room with separate utility room
- Family bathroom plus ground floor cloakroom
- Integral garage with driveway parking
- Beautifully established private rear garden
- Conveniently located for local schools, village amenities and transport links
- NO CHAIN



**\*NO CHAIN\*** Gary Townsend at Paul Mason Associates offers this well-presented four-bedroom family home positioned at the end of a peaceful mews of just three detached homes offers spacious and versatile accommodation, including three double bedrooms, an en-suite to the principal bedroom, a generous lounge/diner, kitchen/breakfast room, utility room and an integral garage. Outside, the property enjoys a beautifully established and private rear garden, making it an ideal home for families seeking a quiet yet convenient setting.

The property is positioned within walking distance of The Green and all the village amenities, including pubs, restaurants, doctor's surgery, butchers, to name a few. This historic village also offers delightful countryside walks as well as the neighbouring Hylands Park. Chelmsford City is in close proximity for further shopping and leisure facilities, and can be directly accessed via parkland walks if so desired.



Whilst every attempt has been made to ensure the accuracy of this floor plan, no responsibility is taken for any error, omission or incorrect statement. The plan is for illustrative purposes and is to be used as such by any prospective purchaser or tenant.  
Plan produced using PlanUp.

## DISTANCES

Chelmsford Station: 3.1 miles

Ingatestone Station: 6.1 miles

Writtle Schools: 0.5 miles

Grammar Schools: 3.5 miles

A12: 4 miles

M25: 13 miles

Stansted Airport: 18 miles

(All distances are approximate)

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

A welcoming entrance hall providing access to the principal ground floor accommodation and stairs rising to the first floor.

#### Kitchen / Breakfast Room

4.72m x 3.03m (15'5" x 9'11")

A well-appointed kitchen/breakfast room fitted with a comprehensive range of shaker-style wall and base units complemented by generous work surfaces and a tiled splashback. Integrated appliances include a double oven and electric hob, with space and plumbing for additional appliances. A front-facing window provides plenty of natural light, while there is ample space for a breakfast table, making this an ideal everyday family hub.

#### Utility

2.45m x 1.92m (8'0" x 6'3")

A practical utility room providing additional storage and workspace, fitted with matching wall and base units, work surfaces and a sink. There is space and plumbing for both a washing machine and tumble dryer, along with a part-glazed door providing direct access to the rear garden, making it an ideal space for everyday household tasks.

#### Lounge / Dining Room

6.83m x 4.24m (22'4" x 13'10")

A spacious dual-purpose reception room enjoying an abundance of natural light from a rear-facing window and French doors opening directly onto the rear garden, creating an excellent space for both everyday living and entertaining. The room is centred around an attractive feature fireplace, offering a warm and welcoming focal point, with ample space for both lounge and dining furniture.

#### Cloakroom

Conveniently positioned on the ground floor, the cloakroom is fitted with a low-level WC and a pedestal wash hand basin with storage beneath. A frosted window provides natural light

### FIRST FLOOR

#### Landing

A spacious first-floor landing providing access to all bedrooms and the family bathroom. A side-facing window allows for excellent natural light, enhancing the bright and airy feel.

#### Bedroom One

4.15m x 3.36m (13'7" x 11'0")

A generously proportioned principal bedroom enjoying a pleasant outlook and allowing for plenty of natural light. The room offers ample space for a double or king-size bed and additional bedroom furniture, and benefits from direct access to a private en-suite shower room, creating a comfortable and well-appointed principal suite.

#### En-Suite Shower Room

The en-suite is fitted with a three-piece suite comprising a shower enclosure, low-level WC and wash hand basin with vanity storage beneath. Complemented by part-tiled walls and a frosted window providing natural light and ventilation, the room offers a practical and convenient addition to the principal bedroom.

#### Bedroom Two

3.26m x 3.19 (plus door recess) (10'8" x 10'5" (plus door recess))

A well-proportioned double bedroom enjoying a pleasant outlook over the rear garden. The room provides ample space for a double bed and a range of freestanding bedroom furniture, making it an ideal guest room or comfortable family bedroom.

#### Bedroom Three

3.45m x 3.19 (11'3" x 10'5")

A further generous double bedroom overlooking the rear garden, offering a bright and comfortable space with ample room for a double bed and freestanding furniture. Ideal as a guest bedroom or children's room, with pleasant leafy views adding to its appeal.

#### Bedroom Four

3.94m x 2.53m (12'11" x 8'3")

A versatile fourth bedroom currently arranged as a home office, making it ideal for modern family living or those working from home. The room enjoys a front-facing window providing good natural light and offers ample space for a double bed together with freestanding furniture, if required.

#### Family Bathroom

The bathroom comprises a panelled bath with shower and glazed screen, low-level WC and wash hand basin with vanity storage beneath. Finished with contemporary full-height wall tiling and a frosted window providing natural light and ventilation, this well-appointed bathroom serves the first-floor accommodation.

### EXTERIOR

#### Garage & Parking

4.98m x 2.43m (16'4" x 7'11")

An integral garage featuring an up-and-over door, power, lighting and wall-mounted gas-fired boiler. Offering

excellent storage and workshop potential, the garage also provides space for appliances and could be utilised for a variety of purposes, subject to the necessary consents if required. In front is a gravelled driveway offering parking for two/three vehicles.

#### Rear Garden

The property enjoys a beautifully established rear garden, offering a high degree of privacy and a delightful setting for outdoor entertaining and family enjoyment. A paved patio adjoins the rear of the house, providing an ideal space for al fresco dining, before leading onto a generous lawn bordered by an attractive variety of mature trees, shrubs and well-stocked flower beds.

To the rear of the garden are two useful timber sheds, providing excellent storage for garden equipment, bicycles or hobbies. The garden is fully enclosed and has been thoughtfully landscaped to create a peaceful and colourful outdoor space throughout the seasons.

#### 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.



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