



Paul Mason Associates

Ongar Road, Writtle, Chelmsford, CM1 3NZ
Offers in excess of £600,000

- Three / Four Bedroom Detached Family Home Adjoining Farmland
- Formal Lounge
- Kitchen / Dining Room Plus Utility
- Conservatory
- Ground Floor Shower Room Plus First Floor Bathroom
- Rear Garden Adjoining Farmland With Far Reaching Views
- Parking For Numerous Vehicles
- Walking Distance Of All Village Amenities
- Scope To Extend Further (STPC)
- Easy Access To Ingatestone & Chelmsford Train Stations, Plus A12 & A414 Road Links

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

(COMPLETE ONWARD CHAIN) Gary Townsend at Paul Mason Associates offers this flexible, three/four bedroom detached family home on the fringe of Writtle village adjoining open farmland. The ground floor consists of a formal lounge, kitchen / dining room plus utility, conservatory, plus a ground floor bedroom and shower room which could also be used as a family room. The first floor offers three bedrooms and a family bathroom. Externally, the gardens provide wonderful far reaching views over open farmland and there is also parking for numerous vehicles.

The property is positioned within walking distance of all the village amenities, including pubs, restaurants, doctor's surgery, butchers, but 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.



DISTANCES

Chelmsford Station: 3.5 miles
Ingatstone Station: 6.0 miles
A12: 4 miles
M25: 13 miles
Stansted Airport: 18 miles
(All distances are approximate)

ACCOMMODATION

GROUND FLOOR

Entrance Lobby

Double glazed windows to front, tiled flooring and smooth ceiling with sunken spotlights.

Hallway

Stairs to first floor, radiator, wood flooring and coved ceiling.

Lounge

4.10m x 3.31m (13'5" x 10'10")
Double glazed window to front, feature gas fireplace with granite hearth, radiator, wooden flooring and coved ceiling.

Kitchen / Dining Room

6.56m x 2.86m (21'6" x 9'4")
Double glazed windows to conservatory, range of base and wall units with quartz work surface incorporating a ceramic one and half bowl sink drainer unit with central mixer tap, built-in electric double oven with electric hob and extractor over, space for an American fridge/freezer, dishwasher and microwave, radiator, wooden flooring and

smooth coved ceiling. French doors to Conservatory and door to Utility.

Conservatory

6.58m x 3.37m (21'7" x 11'0")
Built of part brick and part uPVC construction with polycarbonate roof and double glazed windows overlooking the gardens and fields beyond, tiled flooring and French doors to the rear garden.

Utility Room

2.40m x 1.85m (7'10" x 6'0")
Double glazed windows to front to side, space for washing machine, tiled flooring and door to side and Shower Room.

Shower Room

Opaque window to rear, single shower cubicle, LLWC, pedestal wash hand basin with tiled splashback, heated towel rail, tiled flooring and smooth ceiling.

Bedroom Four / Family Room

3.58m x 2.53m (11'8" x 8'3")
Double glazed windows to front, electric wall heater, carpet to floor and smooth ceiling with sunken spotlights. Door to Dressing Room.,

Dressing Room

Space for chest of drawers and hanging rails.

FIRST FLOOR

Landing

Bedroom One

3.43m x 3.26m (11'3" x 10'8")
Double glazed window to front, range of built-in wardrobes, radiator, carpet to floor and smooth ceiling.

Bedroom Two

3.20m x 2.41m (10'5" x 7'10")
Double glazed window to rear, range of built-in wardrobes, radiator, carpet to floor and smooth ceiling.

Bedroom Three

3.27m x 2.04m (10'8" x 6'8")
Double glazed windows to front, built-in cupboard, radiator, carpet to floor and smooth ceiling.

Family Bathroom

Two opaque double glazed windows to rear, panelled bath with central mixer tap and shower attachment over, pedestal wash hand basin, heated towel rail, laminate flooring and smooth ceiling.

EXTERIOR

Front & Rear Gardens

The front and rear gardens have mature hedging to one side plus an array of trees and plants throughout the plot. The rear garden can be accessed from the conservatory and commences with a patio area that leads you to a level lawn which opens to wonderful views across open

farmland. A raised decked area has also been situated at the rear of the garden which enjoys beautiful sunsets throughout the year. There is also external power and lighting, plus access gate to side.

Driveway & Parking

The front of the property is screened by a mature hedgerow and offers private parking for numerous vehicles.

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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