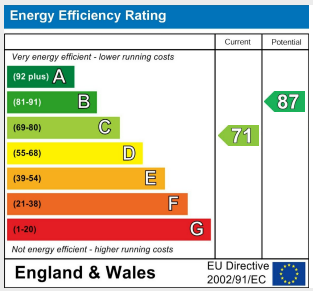
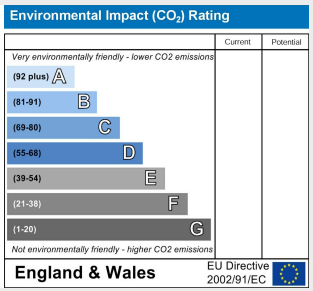


Rectory Road, Writtle, Chelmsford, CM1 3HN

Guide price £400,000

- 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 Off Road Parking
- Landscaped Rear Garden With Patio
- Close To Hylands Park & Writtle Schools
- Potential To Extend (Planning Reference: 25/00446/FUL - Single storey rear extension)





(Price Range: £400,000 - £420,000 with Large Outbuilding) Situated within the heart of the sought-after village of Writtle, Gary Townsend at Paul Mason Associates offers this well-presented two double bedroom, semi-detached home which offers a practical layout and generous frontage, with the BONUS of a LARGE OUTBUILDING with flexible use, ideal for modern family living.

The property benefits from a spacious block-paved driveway providing ample off-road parking, alongside a neat and low-maintenance exterior. Internally, the accommodation is well-proportioned, with bright and functional living spaces.

Externally, the home benefits from side access leading to the rear garden, offering further potential for landscaping or extension (planning permission granted ref: 25/00446/FUL). The property also features double glazing and gas central heating.

Located within close proximity to Writtle village centre, residents can enjoy a range of local amenities including shops, pubs, schools and open green spaces, with Chelmsford City centre and mainline station just a short distance away.



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 well-presented and inviting reception room featuring a central wood-burning stove set within a recessed fireplace, creating a warm focal point. The space is enhanced by dual aspect windows allowing for excellent natural light, complemented by neutral décor and wood-effect flooring. Built-in shelving and storage provide both practicality and display space, while the room offers ample proportions for comfortable seating and everyday living.

Kitchen / Dining Room

4.66m x 2.73m (15'3" x 8'11")
A bright and functional kitchen/dining space fitted with a range of modern wall and base units complemented by work surfaces and tiled splashbacks. The room features a range-style cooker, space for additional appliances and ample storage, while the dining area comfortably accommodates a table for everyday meals. A rear-facing window and glazed door provide good natural light and offer direct access to the garden, making the space ideal for both family living and entertaining.

Bathroom

A modern ground floor bathroom fitted with a white three-piece suite comprising panelled bath with shower attachment, pedestal wash hand basin and low-level WC. The room is finished with contemporary tiled walls and flooring, complemented by a frosted window providing natural light and ventilation. A practical and well-appointed space suitable for everyday use.

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")
A spacious double bedroom featuring a large front-facing window allowing for plenty of natural light. The room is presented in soft, neutral tones and benefits from fitted storage, along with ample space for additional bedroom furniture. A comfortable and well-proportioned principal bedroom ideal for everyday living.

Bedroom Two

4.67m x 2.76m (15'3" x 9'0")
A well-proportioned double bedroom benefiting from a dual aspect, allowing for excellent natural light throughout the day. The room is tastefully decorated in soft tones and offers ample space for bedroom furniture. An airing cupboard provides useful additional storage, making the room both practical and versatile for use as a guest room, child's bedroom or home office.

EXTERIOR

OFFICE / OUTBUILDING

6.78m x 3.19m (22'2" x 10'5")
A versatile multi-purpose outbuilding offering excellent additional accommodation, ideal for use as a home office, studio, gym or guest space. The room is enhanced by a vaulted ceiling with exposed timber finish, creating a bright and airy feel, while multiple windows allow for an abundance of natural light. French doors provide direct access, further enhancing its usability and connection to the garden. A flexible and well-presented space suited to a variety of needs.

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

A well-maintained and attractively landscaped rear garden featuring a generous lawn area complemented by a large paved patio, ideal for outdoor dining and entertaining. The space is further enhanced by a dedicated barbecue area, creating a perfect setting for social gatherings. Enclosed by fencing for privacy, the garden also offers a variety of planted borders, making it both practical and enjoyable for everyday use.

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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17 The Street
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Chelmsford
CM3 2DP

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