



Writtle Road, Chelmsford  
£600,000  
4-bed semi detached house

HOME



**EPC**  
D



**Council Band**  
C (£1768.32)

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**Bedrooms**  
4



**Bathrooms**  
3

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**Heating**  
Gas Central  
Heating



**Parking**  
Driveway

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**Outside Space**  
Approx. 120'  
rear garden



**Tenure**  
Freehold

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## Writtle Road

An extended and much improved four-bedroom, semi detached house situated on the outskirts of the City centre.

The accommodation comprises an entrance hall with stairs rising to the first floor. To the front of the house there is a lounge with a feature fireplace. In addition, there is, a good sized dining room with Velux windows to the rear aspect and double glazed French doors. The kitchen is fitted with a range of base and eye level units which incorporate a range cooker with an extractor hood above. There is also a useful utility room with space and plumbing for a washing machine. To further complement the ground floor accommodation there is a family bathroom.

Upstairs the master bedroom has an en-suite shower room. There are three further bedrooms as well as an additional shower room /WC.

To the front of the property there is off-road parking. The garage has been partly converted. There is a good size garden to the rear which commences with large patio area and is then laid principally to lawn with mature flower and shrub beds and vegetable plot. Within the garden there is a useful outbuilding which has a Wi-Fi connection. There is also a good size storage shed. This property is well presented throughout has gas fired radiator central heating and is double glazed.



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### Features

- Recently refurbished
- Two reception rooms
- Ground floor bathroom
- Approx. 1 mile from the City centre
- En-suite facilities to bedroom one
- Outside home office/gym
- Good access to the A12 & M25
- Approx. 120' rear garden
- Extended accommodation
- Useful Utility Room

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### Location

Writtle Road is superbly positioned within the heart of the City and is on the fringe of the much sought after Old Moulsham area.

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### Niceties

Near by Moulsham Street has an array of boutique independent shops, traditional public houses and restaurants.

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### Travel

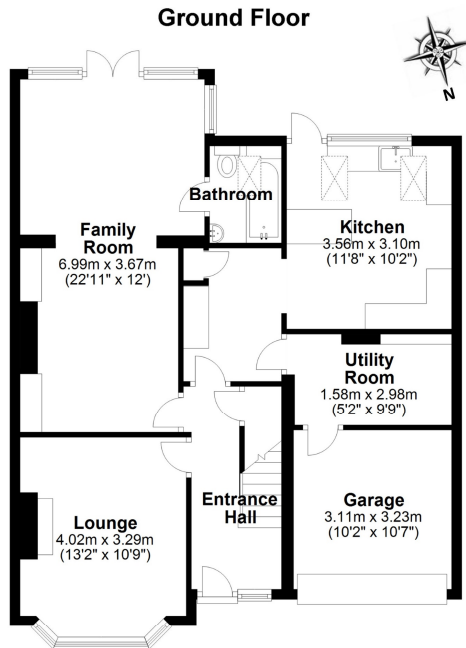
The railway station, which is approx. 1 mile away, has a frequent service to London Stratford from 31 minutes and Liverpool Street 36 minutes

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### Schools

There are various schools in the nearby area including Moulsham Primary, Junior & Secondary School. Approx 1.3 miles away is KEGS and 1.4 miles away is CCHS.

## Floor Plans

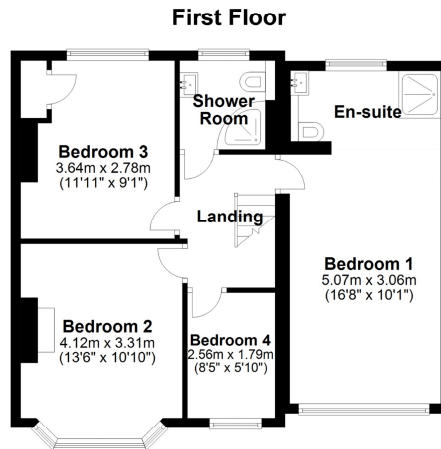


APPROX INTERNAL FLOOR AREA  
83 SQ M 888 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
145 SQ M 1549 SQ FT

This plan is for layout guidance only and is  
NOT TO SCALE

Whilst every care is taken in the preparation  
of this plan, please check all dimensions,  
shapes & compass bearings before making  
any decisions reliant upon them.

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APPROX INTERNAL FLOOR AREA  
62 SQ M 661 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
145 SQ M 1549 SQ FT

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## EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			81
(55-68) <b>D</b>		57	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

## The Nitty Gritty

As an integral part of the community, we've gotten to know the best professionals for the job. If we recommend one to you, it will be in good faith that they'll make the process as smooth as can be. Please be aware that a small number of the parties we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

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