



Mayfield Road, Writtle
CM1 3EL
Guide Price £675,000
Freehold

Palmer & Partners

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- No onward chain
- Charming four bedroom semi-detached family home
- Bright and spacious reception rooms
- Good sized kitchen
- Four well proportioned bedrooms
- Two bathrooms and downstairs cloakroom
- Fully established garden backing on to an ancient cattle pond
- Integral garage and large driveway with ample off-road parking
- Nestled in a lovely residential area close to the village green in the sought after Writtle village
- Must be viewed



Offered to the market with no onward chain, this charming four bedroom semi-detached family home is nestled within a pleasant residential setting in the highly sought-after village of Writtle. The property offers spacious and versatile accommodation throughout, combining character and comfort with the convenience of village living, all within walking distance of a range of local amenities, traditional pubs and attractive green spaces. It also benefits from a regular bus service and an excellent off road cycle

route providing easy access to Chelmsford City Centre.

Writtle is widely regarded as one of the most desirable villages in the Chelmsford area, known for its picturesque village green, welcoming community atmosphere and excellent local facilities. Residents benefit from easy access to local shops, well regarded schools and countryside walks, while Chelmsford City Centre is just a short distance away, offering an extensive selection of shopping, dining and leisure options. Chelmsford's

mainline railway station also provides direct services to London Liverpool Street, making the location ideal for commuters.

The property is approached via a private stone driveway providing ample off-road parking for multiple vehicles. Upon entering, a welcoming entrance hall provides access to a convenient ground floor cloakroom and the rest of the home.

To the front of the property is a versatile reception room featuring a charming fireplace and a bay-fronted window, while to the rear is

a bright and spacious lounge diner, also benefitting from a feature fireplace and sliding doors that open directly onto the rear garden, allowing for an abundance of natural light. The good sized kitchen is fitted with a range of wall and base units and offers space for freestanding appliances, with a side door providing access to the integral garage and a pathway leading to the rear garden.

To the first floor, the property offers four well proportioned bedrooms, two of which benefit from built-in wardrobes. There is also access to



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the loft from the landing, while a family bathroom and a separate shower room complete the accommodation on this level.

Externally, the property enjoys a beautiful and fully established private rear garden, thoughtfully arranged with a patio seating area, a well maintained lawn and mature planted borders. A pond positioned towards the end of the garden adds further character to this attractive outdoor space.

Palmer and Partners would strongly encourage early internal viewing to fully appreciate the

generous accommodation and desirable village location this property has to offer and to avoid any disappointment.

Entrance Hall

Downstairs Cloakroom

Kitchen: 4.93 x 2.83

Lounge Diner: 5.96 x 3.78

Sitting Room: 3.30 x 3.78

First Floor Landing

Bedroom 1: 3.26 x 3.12

Bedroom 2: 2.89 x 3.78

Bedroom 3: 2.89 x 2.29

Bedroom 4: 2.37 x 2.29

Shower Room

Bathroom

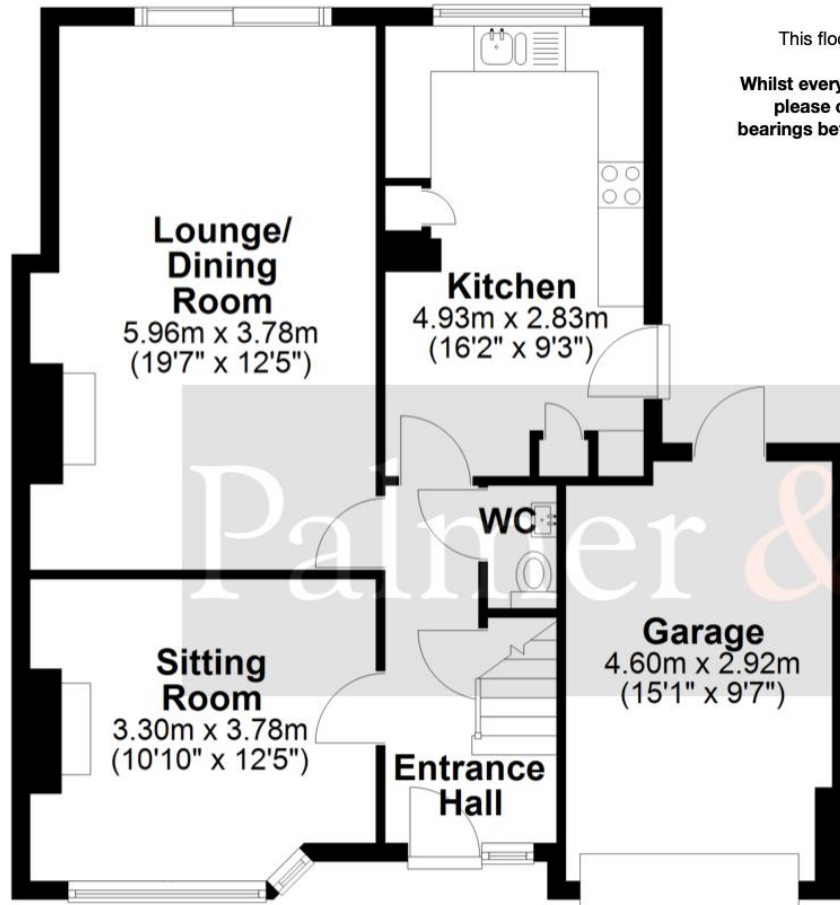


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Ground Floor



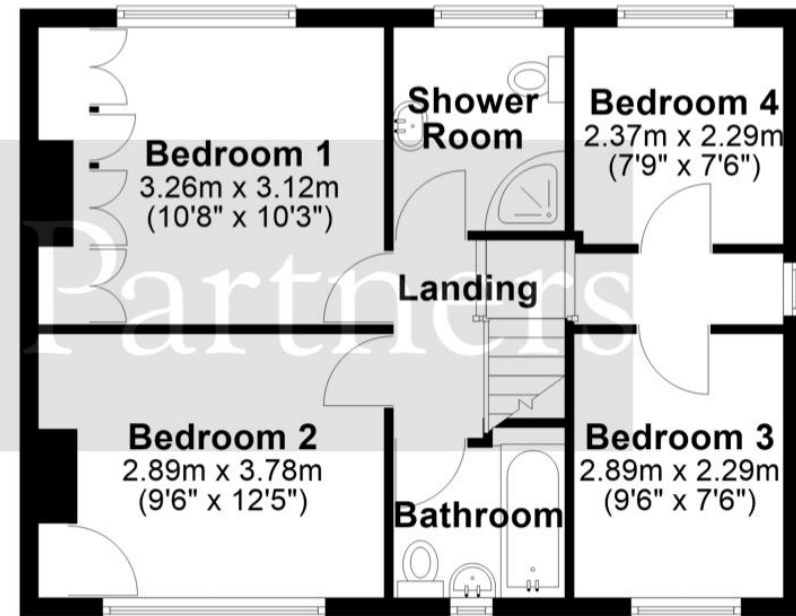
Approximate Internal Floor Area
Main House 107 SQ M 1156 SQ FT
Garage 14 SQ M 147 SQ FT

Total 121 SQ M 1303 SQ FT

This floor plan is for guidance to layout 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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First Floor



efficient
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