



126 Lawford Lane, Writtle, Chelmsford, Essex, CM1 2NS

- EXTREMELY WELL PRESENTED TWO BEDROOM COTTAGE
- FARMLAND VIEWS TO REAR
- VIEWS TO THE FRONT OVER A SPORTS GROUND
- OFF ROAD PARKING
- WESTERLY FACING REAR GARDEN
- REFITTED HOWDENS KITCHEN
- RECENTLY FITTED FIRST FLOOR SHOWER ROOM
- NO THROUGH ROAD
- OIL FIRED CENTRAL HEATING
- VIEWING HIGHLY RECOMMENDED



PROPERTY DESCRIPTION

Located on the periphery of Writtle village, is this extremely well presented two bedroom cottage. The property which has views over the old Chelmsfordians sports ground to the front and farmland views to the rear comprises of a spacious lounge/diner with a multi fuel burner and a refitted Howdens kitchen to the ground floor with two double bedrooms and a recently fitted shower room to the first floor. The property further benefits from oil fired central heating, double glazing, a driveway providing off road parking and a pleasant westerly facing rear garden. POTENTIAL TO EXTEND S.T.P (Council Tax Band - C)

The property is situated on a no through road and is within striking distance of a variety of footpaths and cycle routes giving access to Chelmsford city centre and the village of Writtle, which boasts a picturesque village green complete with duck pond and a Norman church as well as an excellent choice of shops such as post office, butcher's, delicatessen, a supermarket and a number of highly regarded restaurants, pubs, schools and of course Writtle college.

Chelmsford city centre offers a thriving nightlife with a selection of bars and a wide selection of places to eat, from independent family restaurants to well-known chain restaurants serving cuisines from around the world. Chelmsford features a comprehensive range of shopping facilities with its pedestrianised High Street, two shopping precincts, and hugely popular Bond Street with John Lewis store. There is also many leisure facilities including Riverside Ice Rink and leisure centre. Chelmsford's mainline station provides a direct service to London Liverpool St. The property is also conveniently located within close distance to the A12 and A414, which provide access to the M25 and M11.



ROOM DESCRIPTIONS

Property Information

(with approximate room sizes)

Double glazed entrance door leads into the lounge/diner

Open Plan Lounge/Diner

20' 11" x 15' 0" (6.38m x 4.57m) MAX

Double glazed window to front and rear, under stairs storage cupboard, stairs rising to first floor with bespoke wrought iron balustrades, exposed floorboards, multi fuel burner with brick surround, the fuse box was updated in March 2023, access to Kitchen.

Kitchen (Refitted in March 2023 by Howdens)

13' 0" x 9' 11" (3.96m x 3.02m)

Fitted with a range of base and wall mounted storage cupboards, double glazed window to side and french doors to rear garden, butler sink, solid oak worktops, integrated Bosch washing machine and dishwasher, Neff double oven and cooker with extractor over, integrated fridge/freezer, spotlights, tiled flooring, kick heater supplied by the heating system.

First Floor Landing

Loft access with pull down ladder which is boarded with light connected. Doors lead to bedrooms one and two and the shower room.

Bedroom One

11' 11" x 10' 0" (3.63m x 3.05m)

Double glazed window to rear with views over farmland.

Bedroom Two

10' 2" x 7' 8" (3.10m x 2.34m)

Double glazed window to front.

First Floor Shower Room - Refitted in March 2023

Obscure double glazed window to front, independent shower cubicle, low level wc, vanity wash hand basin with built in shaver point, two heated towel rails, spotlights.

Exterior

To the front of the property there is a driveway providing off road parking. The rear garden commences with a patio area with the remainder being laid to lawn with tree and shrub borders, outside butler sink, oil storage tank, external electric socket points, the oil fired combination boiler was installed on the 7th January 2022 and comes with an extended warranty, the rear gate provides access to the farmland and also where the septic tank is located.

Viewings

BY PRIOR APPOINTMENT WITH BALCH ESTATE AGENTS

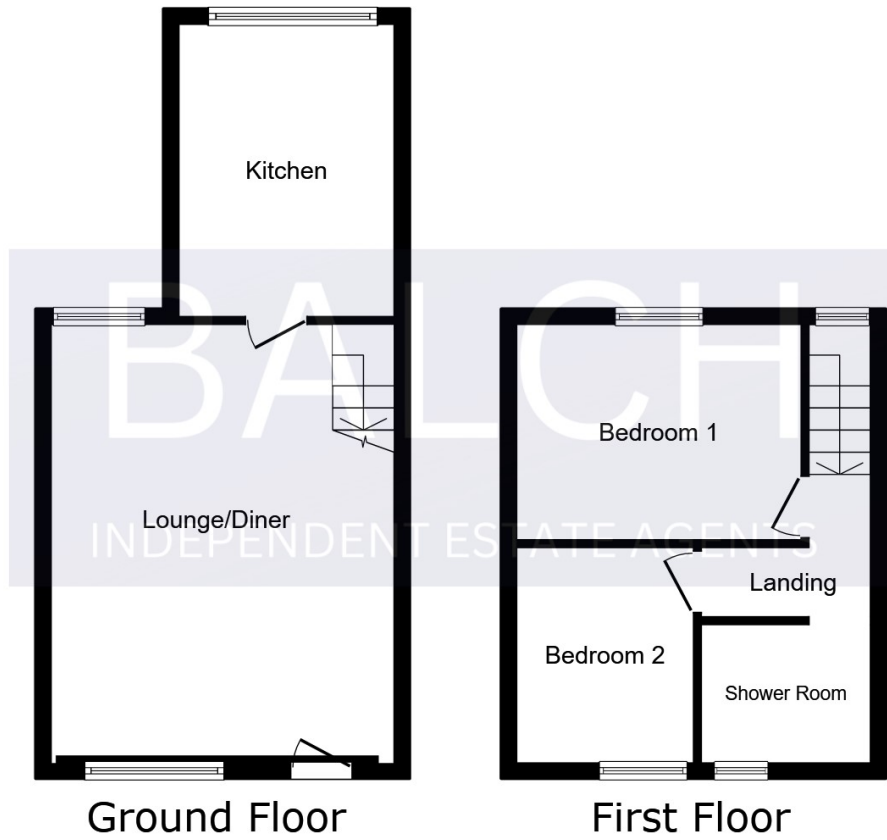
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Referrals

If requested, we can recommend local companies to you such as Solicitors/Conveyancers, Surveyors or even Mortgage Brokers and on occasions they may pay us a referral fee for this, but you are under no obligation to use the third-party companies that we recommend.



FLOORPLAN



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io