



160 Ongar Road, Writtle, Chelmsford, Essex, CM1 3NX

- THREE BEDROOM DETACHED
- CLOSE PROXIMITY TO WRITTLE VILLAGE
- LOUNGE WITH MULTI FUEL BURNER
- 20FT KITCHEN/DINER
- CLOAKROOM
- CONSERVATORY
- FIRST FLOOR BATH/SHOWER ROOM
- GARAGE AND DRIVEWAY
- VIEWS TO THE REAR OVERLOOKING ALLOTMENTS
- VIEWING HIGHLY RECOMMENDED



PROPERTY DESCRIPTION

A well presented three bedroom detached family home located within the popular village of Writtle. The ground floor accommodation comprises of an entrance lobby, lounge with multi fuel burner, cloakroom, 20ft kitchen/diner and a conservatory which overlooks the garden. The first floor accommodation comprises of three bedrooms (two of which have views across the allotments to the rear) and a family bath/shower room. The property further benefits from gas central heating, double glazing, driveway providing off road parking, single garage and a pleasant well maintained rear garden. (Council Tax Band - E)

The property is situated within close proximity of Writtle's village green, church and local amenities with Chelmsford City Centre being found approximately 3.5 miles distance.



ROOM DESCRIPTIONS

PROPERTY INFORMATION

(WITH APPROXIMATE ROOM SIZES)

Double glazed entrance door leads into the entrance lobby.

ENTRANCE LOBBY

Door to Lounge

LOUNGE

16' 7" x 11' 11" (5.05m x 3.63m)

Double glazed window to front, multi fuel burner, double doors to the kitchen/diner and door to inner lobby.

INNER LOBBY

Stairs rising to first floor, double glazed door to side that leads to the rear garden, door to kitchen/diner, door to cloakroom.

CLOAKROOM

Low level wc, wash hand basin.

OPEN PLAN KITCHEN/DINER

20' 4" x 8' 10" (6.20m x 2.69m)

Fitted with a range of base and wall mounted storage cupboards, spotlights, Rangemaster cooker with extractor over to remain, ceramic sink unit, space for fridge, integrated dishwasher, double doors to lounge, double glazed patio doors into the conservatory.

CONSERVATORY

10' 6" x 6' 10" (3.20m x 2.08m)

Double glazed windows and doors to rear garden.

FIRST FLOOR LANDING

Airing cupboard, loft access, double glazed window to side, doors to:

BEDROOM ONE

14' 4" x 12' 0" MAX (4.37m x 3.66m)

Double glazed window to front and side, fitted wardrobes.

BEDROOM TWO

13' 0" MAX x 10' 0" (3.96m x 3.05m)

Double glazed window to rear with views over the allotments, over stairs storage cupboard.

BEDROOM THREE

8' 10" x 6' 8" (2.69m x 2.03m)

Fitted wardrobes, double glazed window to rear with views over the allotments.

FAMILY BATH/SHOWER ROOM

Independent shower cubicle with a separate bath, low level wc, vanity wash hand basin, obscure double glazed window to front, spotlights, heated towel rail, shaver point.

EXTERIOR

To the front of the property there is a driveway that provides off road parking and single garage with up and over door, power and light connected. The side access leads to the rear garden which commences with a patio area with the remainder being laid to lawn with a variety of flower, tree and shrubs. There is also a external storage shed which also houses the gas boiler.

SERVICES

ALL MAIN SERVICES ARE CONNECTED

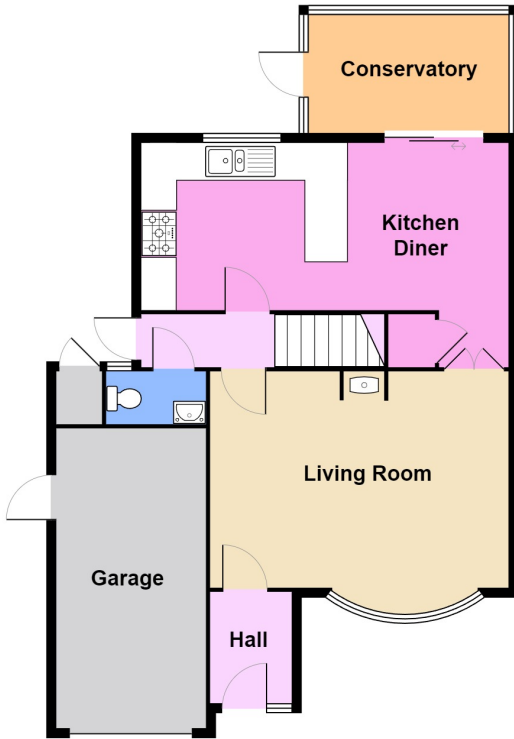
VIEWINGS

By prior appointment with Balch Estate Agents.

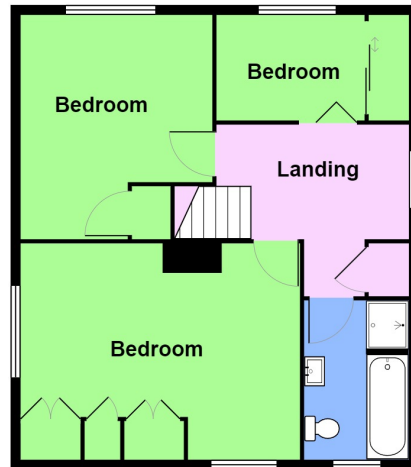
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



Ground Floor
Area: 68.8 m² ... 741 ft²



1st Floor
Area: 49.4 m² ... 531 ft²



Total Area: 118.2 m² ... 1272 ft²



AIW Energy Assessors Limited
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Whilst every effort has been made to ensure accuracy, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis statement. This plan is for illustrative purposes and so only be used as such.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			80
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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