



The Shrubberies, Writtle, Chelmsford, Essex, CM1 3NJ

Council Tax Band D (Chelmsford City Council)

 2  4  1

£500,000 Freehold

Set within a quiet cul-de-sac location, this well-presented four bedroom semi-detached family home offers spacious and versatile accommodation arranged over two floors and benefits from a south facing rear garden, ideal for outdoor entertaining and family living.

The ground floor is centred around a generous open plan living space creating a bright and sociable environment that flows seamlessly into the modern fitted kitchen with breakfast bar. This space provides an ideal hub for everyday family life as well as entertaining guests. A welcoming entrance hall leads to a ground floor study, perfect for home working, along with a convenient cloakroom/WC. The property also benefits from an integral garage which provides excellent storage or potential for conversion (subject to the necessary consents). To the first floor, the landing leads to four bedrooms, offering flexible accommodation for families. The principal bedroom is well proportioned, whilst the remaining bedrooms provide ideal space for children, guests or additional office use. These rooms are served by a family bathroom. Externally, the property enjoys a south facing rear garden, perfect for enjoying sunshine throughout the day, along with driveway parking and the convenience of the integral garage.

This attractive family home combines a desirable residential setting with spacious accommodation, making it an excellent opportunity for families looking to settle within a popular village community.

Location

Writtle is a highly desirable village situated just a short distance to the west of Chelmsford city centre, offering a charming blend of historic character, open green spaces and excellent local amenities. The village is centred around the picturesque Writtle Green, one of the largest village greens in England, complete with a duck pond, cricket pitch and traditional village pubs, creating a strong sense of community.

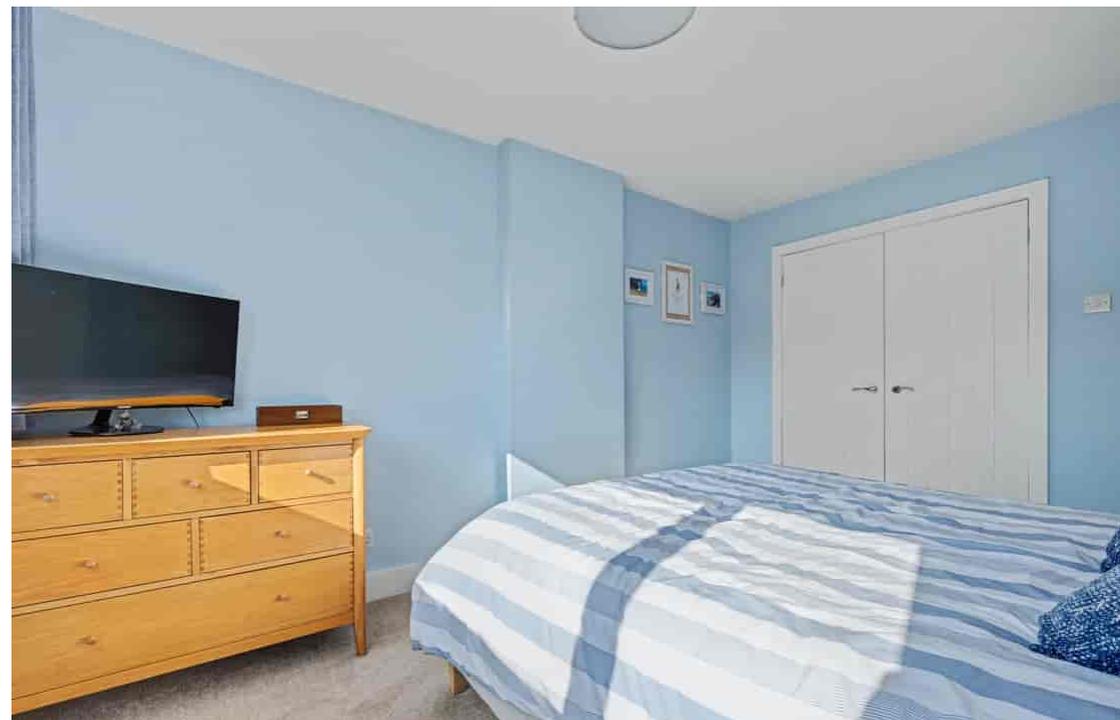
The village provides a range of everyday amenities including independent shops, cafés, restaurants, a post office, and convenience stores. Residents also benefit from access to beautiful surrounding countryside and scenic walking routes, including nearby Hylands Estate, a popular destination offering parkland, gardens and woodland walks.

For commuters, Chelmsford mainline station provides fast and regular services to London Liverpool Street in approximately 35 minutes, while convenient road links via the A414 and A12 connect to the M25 and wider Essex and London areas.

Families are well served by a range of respected local schools. Within close proximity to The Shrubberies, Writtle, popular options include Writtle Infant School, Writtle Junior School, Hylands High School and Anglo European School in nearby Ingatestone. Chelmsford also offers a number of highly regarded grammar schools including King Edward VI Grammar School and Chelmsford County High School for Girls, making the area particularly attractive for families.

- Four bedroom semi-detached family home
- Generous open plan living and kitchen space
- Integral garage with potential for conversion (STPP)
- Ground floor cloakroom / WC
- Driveway parking
- Quiet cul-de-sac location
- South facing rear garden
- Ground floor study / home office
- Family bathroom to first floor
- Situated within the sought-after village of Writtle

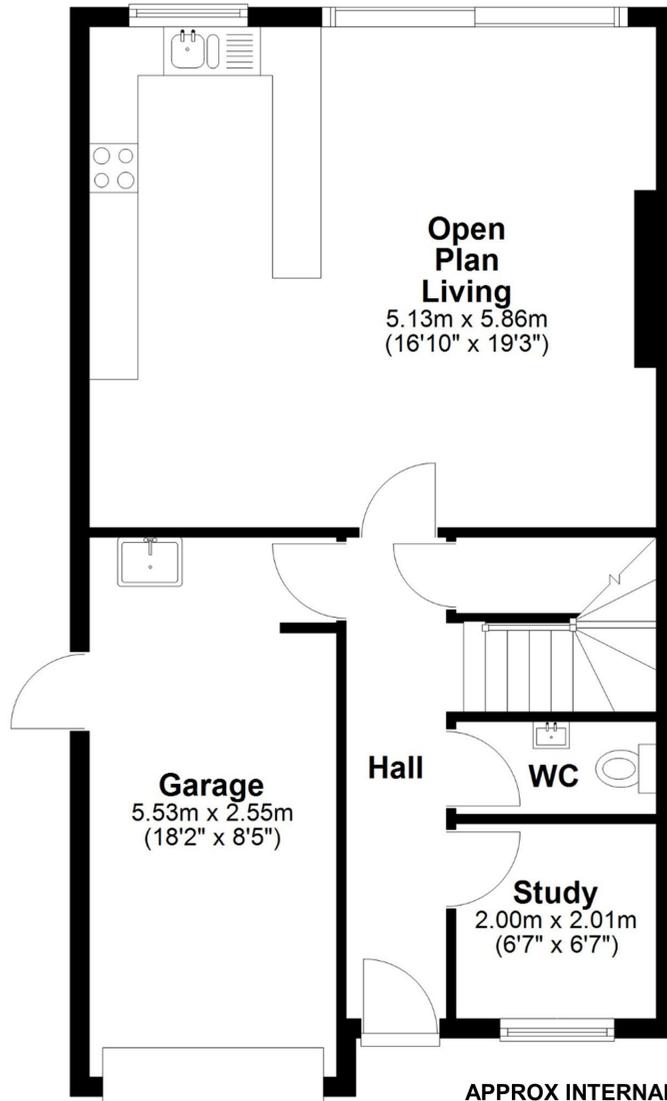




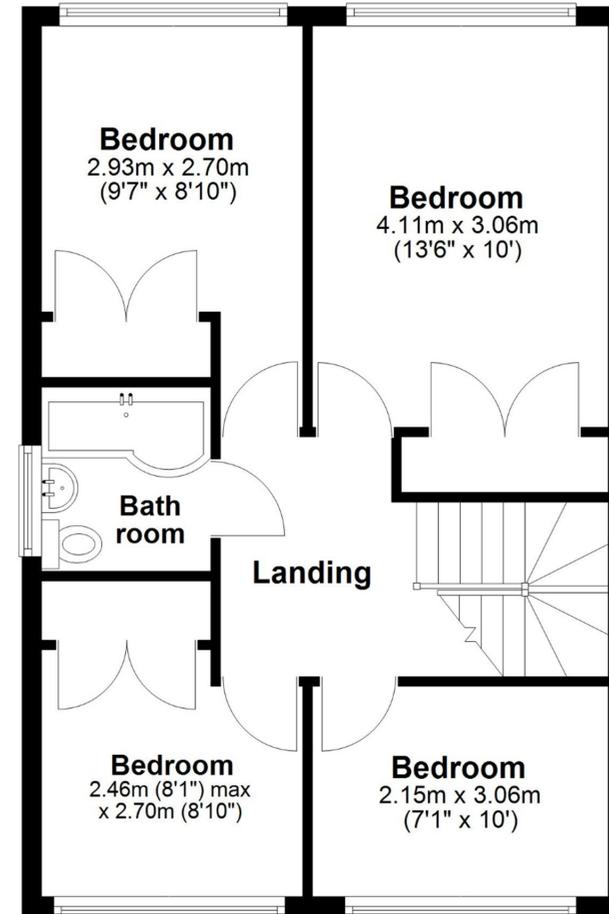




Ground Floor

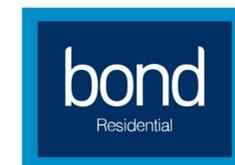


First Floor



APPROX INTERNAL FLOOR AREA 113 SQ M (1220 SQ FT) (Includes Garage)

This floorplan is for illustrative purposes only and is **NOT TO SCALE**
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