



Victoria Road, Writtle, Chelmsford, Essex, CM1 3PA

Council Tax Band D (Chelmsford City Council)



Offers In Excess of £500,000 Freehold

Bond Residential is thrilled to present this extended semi-detached character property, nestled in the heart of this popular village and offered for sale with no onward chain.

This delightful home combines traditional charm with modern living, making it an ideal choice for families seeking a tranquil yet convenient lifestyle. Upon entering, you are welcomed into a spacious and inviting living room, perfect for relaxing or entertaining guests. The ground floor also features a versatile study, ideal for those working from home or needing extra space for hobbies. The heart of the home is undoubtedly the open-plan kitchen/diner, complete with a centre island and bi-folding doors that seamlessly connect the indoor and outdoor spaces. This modern kitchen is perfect for culinary enthusiasts and provides a wonderful setting for family meals or gatherings. A ground floor shower room and utility space enhances the practicality and convenience of the home, catering to the needs of a busy family lifestyle. Ascending to the first floor, you will find three well-appointed bedrooms, each offering comfort and style. The four-piece family bathroom, finished with a white suite, adds a touch of elegance to the home, providing a relaxing space to unwind. The standout feature of this property is the established rear garden, a true oasis of tranquillity. Mainly laid to lawn and bordered by mature shrubs and hedging, it offers a private retreat for outdoor activities or simply enjoying the beauty of nature. Additional benefits include a garage and parking to the rear, accessed via Back Lane, ensuring convenience for modern living.

LOCATION

Nestled in the picturesque village of Writtle, this property offers the perfect blend of serene village life and easy access to the vibrant city of Chelmsford. Writtle is a quintessential English village, complete with a charming village green and a tranquil duck pond at its heart. Here, you'll find a Co-Op store for your daily essentials and a delightful selection of eateries to suit all tastes and budgets, including the popular Olio restaurant overlooking the village green.

Just a stone's throw away lies the expansive Hylands Park estate, boasting 574 acres of lush parkland and the stunning Neo-Classical Hylands House. This area is perfect for leisurely strolls, picnics, or simply soaking in the natural beauty. Families will appreciate the educational facilities nearby, including Writtle Infant & Juniors, Hylands High School, and the renowned Writtle Agricultural College.

Conveniently located just 3.5 miles west of Chelmsford city centre, Writtle offers easy access to the A414 and A12, making it an ideal location for commuters. For those travelling by rail, Chelmsford's mainline station provides a swift journey to London in as little as 35 minutes, with Ingatstone station offering an alternative train option.

Chelmsford itself is a bustling city with a vibrant nightlife and a diverse array of dining options. From cozy family-run restaurants to popular chain eateries, there's something for everyone. The city boasts a pedestrianised High Street, two shopping precincts, and the prestigious Bond Street, home to a John Lewis store, ensuring all your shopping needs are met. For leisure enthusiasts, Chelmsford offers a range of sports clubs, a gym, and an ice skating rink at Riverside Ice & Leisure. Golf lovers will appreciate the selection of nearby golf clubs. Education is a top priority, with two of the country's leading grammar schools and Anglian Ruskin University in the vicinity.

- Extended semi-detached family home, a perfect blend of comfort and convenience, nestled in a desirable neighbourhood
- Stunning rear kitchen diner with central island, roof lantern, and bi-fold doors to the garden
- Situated in a desirable village location, this home is within easy reach of local amenities, reputable primary school, and excellent transport links, making it perfect for families and commuters
- This charming property is being sold with no onward chain, offering a seamless transition for its new owners.
- Garage and parking located to the rear, accessed via Back Lane, for added convenience.
- Ground floor shower room and utility space enhances the practicality and convenience of the home, catering to the needs of a busy family lifestyle

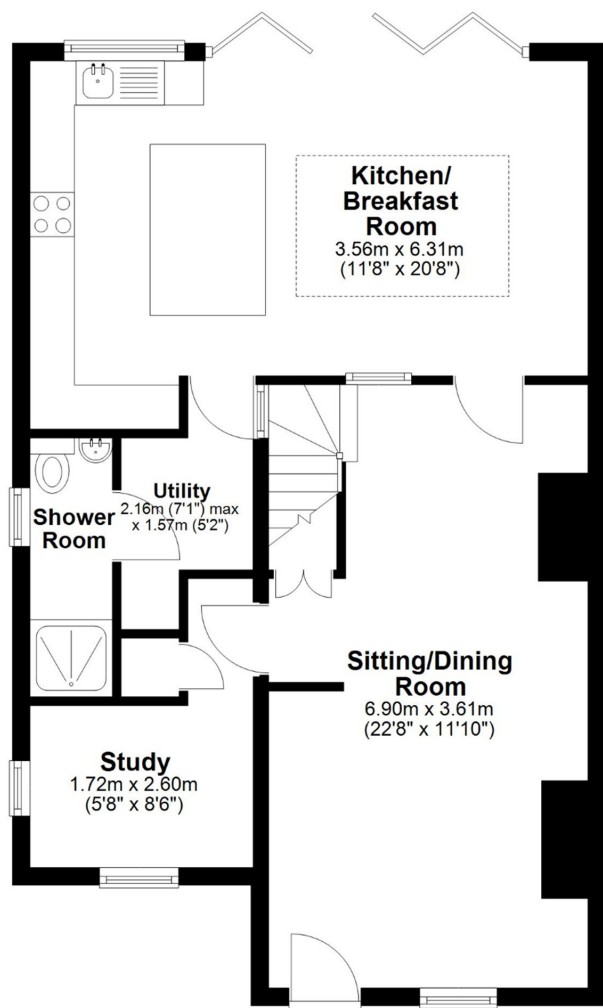








Ground Floor



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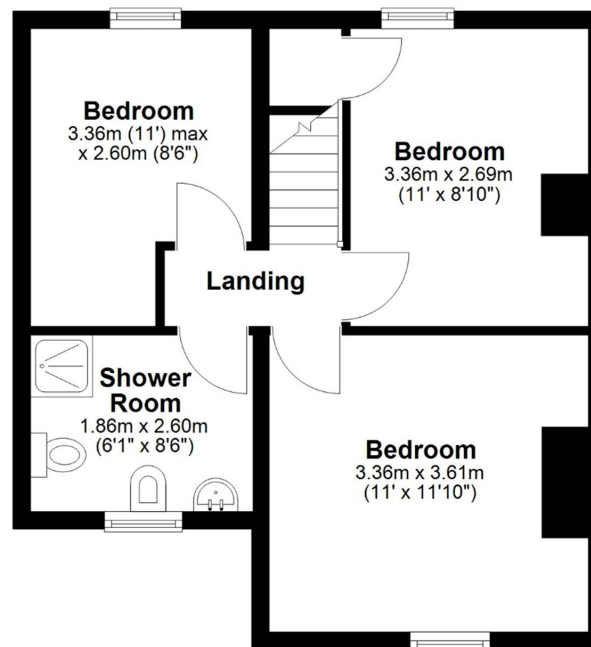
APPROX INTERNAL FLOOR AREA 102 SQ M (1100 SQ FT)

OUTBUILDINGS 12 SQ M (120 SQ FT)

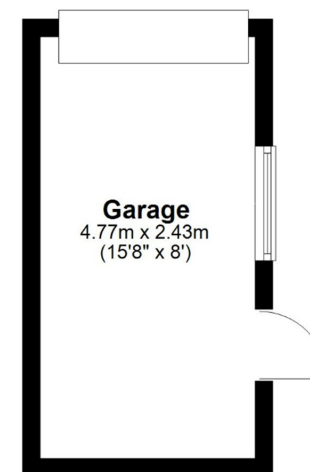
This floorplan is for illustrative purposes only and is **NOT TO SCALE**
all measurements are approximate **NOT** to be used for valuation purposes.

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First Floor

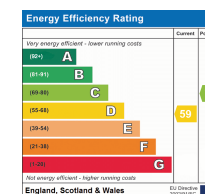


Outbuilding



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