



# Long Brandocks, Writtle, Chelmsford, Essex, CM1 3JR

Council Tax Band E (Chelmsford City Council)

 2  5  2

£800,000 Freehold

Bond Residential are delighted to offer for sale this deceptively spacious detached family residence which has been vastly improved by the current owners situated in the popular village of Writtle.

The property offers an entrance hall, ground floor WC, utility room, living room with feature fireplace & separate sitting room which could also be used as a formal dining room. The stunning open plan kitchen/diner has a luxury fitted kitchen with Quartz work tops, integrated appliances & centre island. The conservatory flows through from the kitchen to enjoy views & access to the beautiful rear garden. To the first floor there are five bedrooms, main bedroom with walk-in wardrobe & en-suite bathroom with the modern family bathroom completing the internal accommodation. Outside the property benefits from a driveway to the front of the property which provides off road parking and side access to the rear garden. The established rear garden is a real feature of this lovely family home. The patio area directly behind the house gives a relaxing place to unwind and enjoy the view. The extensive lawn is a lovely area for children to play with mature tree giving a real focal point. To the far end of the garden is a further shady seating area & storage shed.

## LOCATION

Writtle is served with a Co-Op store providing your daily essentials, and a selection of places to eat and drink catering to a wide range of tastes and budgets, including the popular Olio restaurant on the village green. The charming village green and duck pond provide a wonderful heart to the village. Located just outside is the Hylands Park estate with 574 acres of parkland and the Neo-Classical elegant villa Hylands House. Writtle has educational facilities for all ages with Writtle Infant & Juniors, Hylands high school and Writtle agricultural college.

Situated to the west of Chelmsford, the village is conveniently located within 3.5 miles of Chelmsford city centre and is conveniently located within easy access of the A414 and A12. Those commuting by rail have the option of either Chelmsford's mainline station with a journey time as fast as 32 minutes as well as Ingatestone station.

Chelmsford city centre is a vibrant hub with a thriving nightlife. You'll find a wide selection of bars and restaurants, catering to all tastes and serving cuisines from around the world. Whether you're looking for a cozy family restaurant or a popular chain eatery, Chelmsford has it all. The pedestrianised High Street, two shopping precincts, and the renowned Bond Street with its John Lewis store provide a comprehensive range of shopping facilities, ensuring that you have everything you need right at your doorstep.

For leisure enthusiasts, Chelmsford offers a variety of options, boasting numerous sports clubs, while Riverside Ice & Leisure provides a gym and ice skating rink. Golf enthusiasts will appreciate the selection of golf clubs in the area.

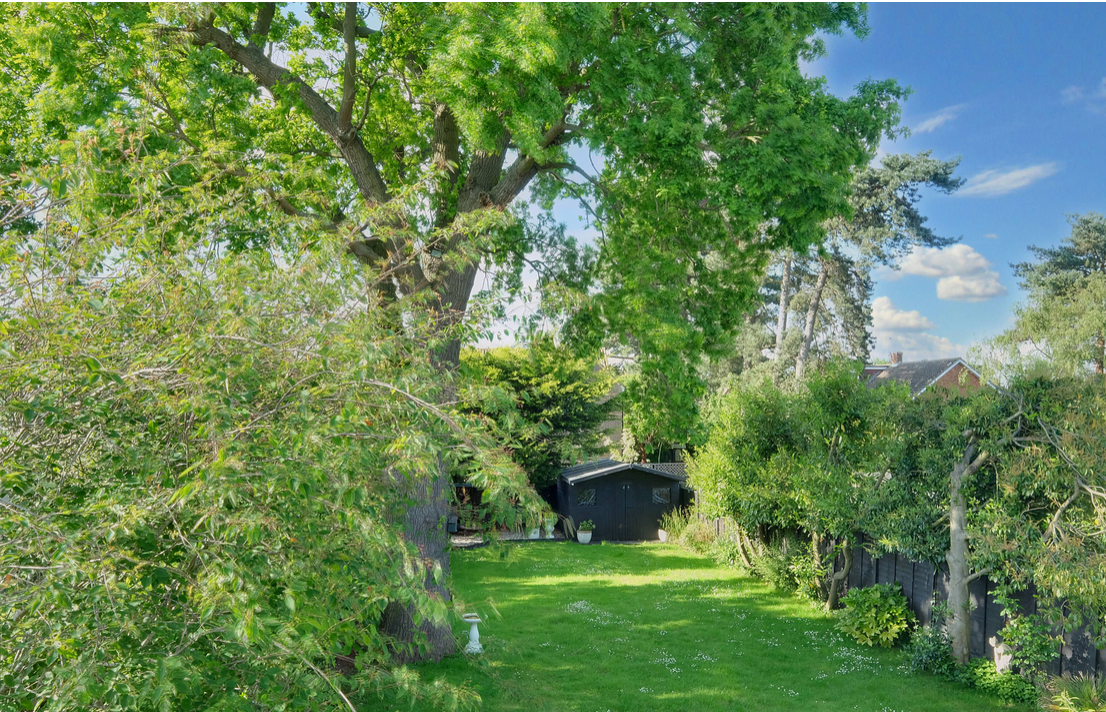
Education is a top priority in Chelmsford, known for its educational excellence. In addition to the local schools in close proximity, the city is home to two of the country's top-performing grammar schools, as well as Writtle agricultural college and Anglian Ruskin University.

- Extended & Deceptively Spacious Detached Family Home
- Utility Room
- Conservatory
- Two Bathrooms
- Large & Established Rear Garden
- Two Reception Rooms
- Stunning Open Plan Kitchen/Diner/Family Room
- Five Bedrooms
- Gas Central Heating
- Driveway Parking

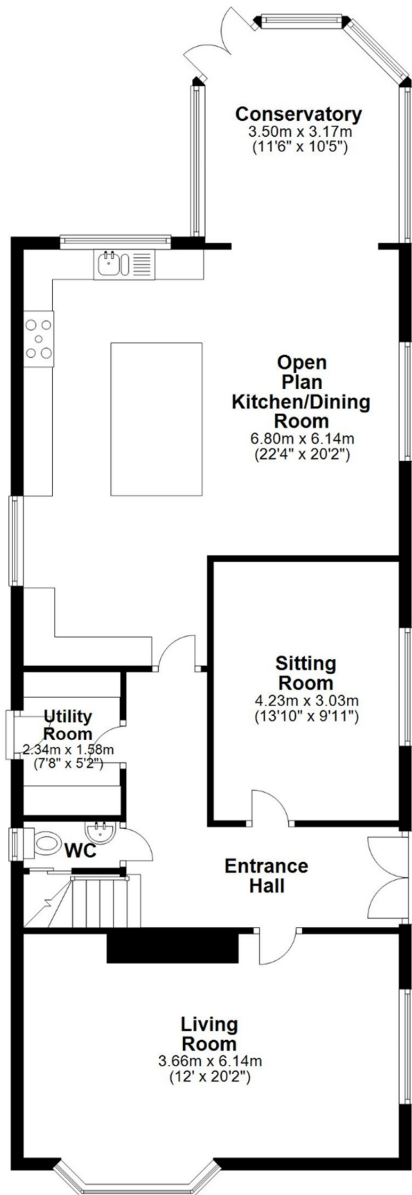




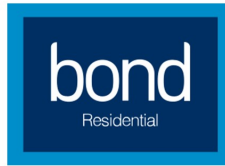
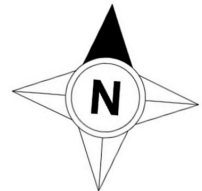




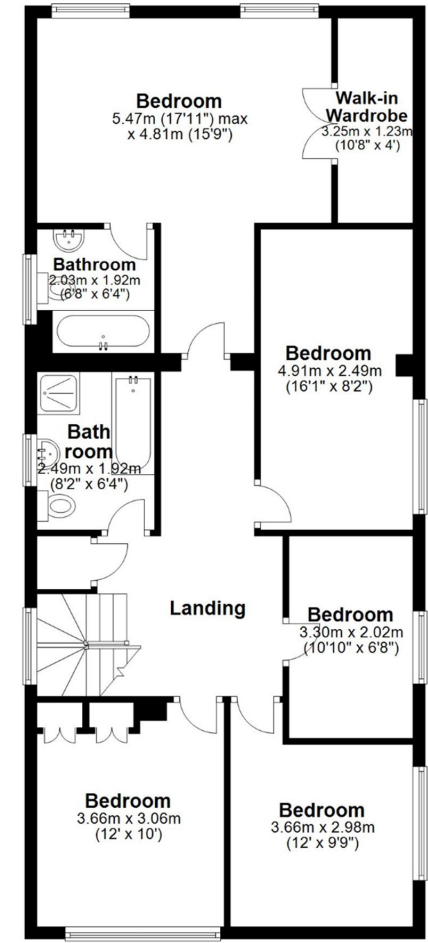
**Ground Floor**



**APPROX INTERNAL FLOOR AREA 193 SQ M (2080 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.  
**Copyright Bond Residential 2024**



**First Floor**



78, New London Road,  
 Chelmsford, Essex, CM2 0PD  
**Telephone: 01245 500599**  
**Website: www.bondresidential.co.uk**

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008. Bond Residential have made every effort to ensure that consumers and/or businesses are treated fairly and provided with accurate material information as required by law. We have not tested any apparatus, equipment, fixture, fitting or any services and as such are unable to verify they are in working order, fit for their purpose, or within the ownership of the seller or landlord. Neither have we been able to check the legal documentation to verify the legal status of the property. We therefore advise potential buyers or tenants to verify these matters with their own solicitors or other advisers.

