



The Green, Writtle, Chelmsford, Essex, CM1 3DT

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Offers in Excess of £350,000 Freehold

ACCOMMODATION

Bond Residential are delighted to offer for sale this Grade II listed cottage with a wealth of character overlooking The Green in Writtle.

The property offers a lounge with feature brick fireplace, dining room with doors leading to the garden and a fitted kitchen. To the first floor there is a bedroom and the bathroom. The second bedroom can be found on the second floor. Outside the property benefits from a courtyard rear garden.

LOCATION

Overlooking The Green in the sought after village location of Writtle, conveniently located within walking distance of a regular bus service that runs through the village and provides access into Chelmsford.

The village of Writtle offers a selection of day to day amenities with Co-Op store, a selection of places to eat from Tiptree Jam tea rooms at the college campus to the popular Olio on the Green. Writtle is well known for its village green and duck pond as well as 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 of Writtle is conveniently located within 3 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 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. Chelmsford is extremely popular with leisure enthusiasts with a selection of sports clubs and gyms including the refurbished Riverside Ice & Leisure.

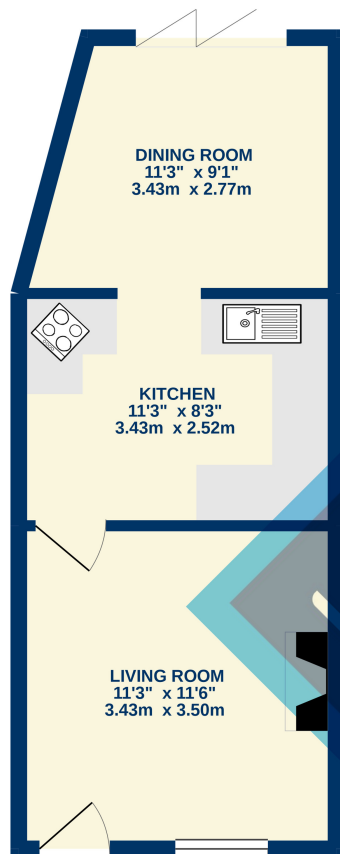
Chelmsford is renowned for its educational excellence and alongside the local schools, it offers two of the country's top performing grammar schools, Writtle agricultural college, Anglian Ruskin University and a selection of private schools.

- **Grade II Listed Cottage**
- **Two Receptions Rooms**
- **Two Bedrooms**
- **Overlooking The Green**
- **Wealth of Character**
- **Fitted Kitchen**
- **Bathroom**
- **Courtyard Garden**





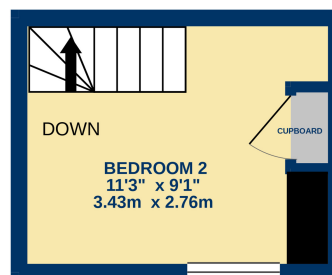
GROUND FLOOR
308 sq.ft. (28.6 sq.m.) approx.



1ST FLOOR
215 sq.ft. (20.0 sq.m.) approx.



2ND FLOOR
97 sq.ft. (9.0 sq.m.) approx.



TOTAL FLOOR AREA : 620 sq.ft. (57.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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