











Writtle
£375,000
2-bed semi-detached house

Margaretting Road

An ideal first home or step up for a young family, this extended TWO DOUBLE Bedroom semi-detached house enjoys a popular village location in Writtle, with Writtle Junior School just 60 metres away! The accommodation has been extended to the front and comprises an entrance hall, lounge and a kitchen/diner providing a practical space for everyday family life and entertaining. There is also a ground floor bathroom, whilst upstairs are two well-proportioned double bedrooms. Outside, the property benefits from front and rear gardens and a block paved driveway providing off road parking. For those looking to make a home their own, there is also scope to extend further, subject to the necessary planning permissions and consents, offering exciting potential as your needs change.

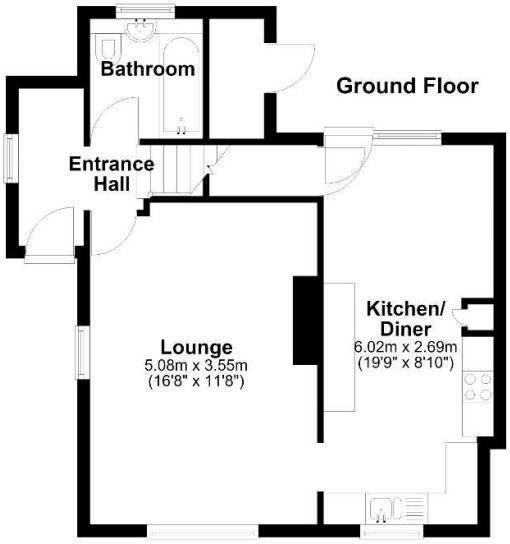
The location is a real highlight, with Writtle Junior School just a short walk away and the beautiful grounds of Hylands House approximately 0.7 miles away, providing a wonderful outdoor space to explore and enjoy. Writtle's popular village setting is complemented by excellent road links to the A414 and A12, whilst Chelmsford railway station is approximately 2.5 miles away, making this a great option for commuters.

Chelmsford
11 Duke Street
Essex CM1 1HL

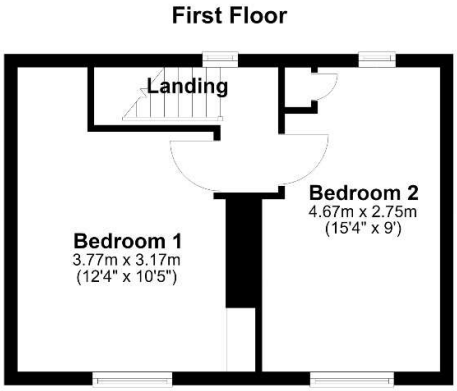
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Floor Plans



APPROX INTERNAL FLOOR AREA
50 SQ M 505 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
80 SQ M 826 SQ FT
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NOT TO SCALE
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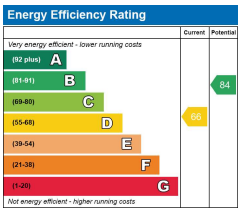


APPROX INTERNAL FLOOR AREA
30 SQ M 321 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
80 SQ M 826 SQ FT
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Features

- Village location within 2.5 miles of Chelmsford railway station
- Two double bedrooms
- Extended to front
- Kitchen/diner
- Lounge
- Ground floor bathroom
- Block paved driveway
- Front and rear gardens
- 60 metre walk to Writtle Junior School
- 0.7 mile walk to Hylands House grounds
- Excellent road links to A414 and A12

EPC Rating



Tenure Freehold

Council Tax Band C is the council tax band for this property with an annual amount of £2,055.84.

The Nitty Gritty

As an integral part of the community, we've gotten to know the best professionals for the job. If we recommend one to you, it will be in good faith that they'll make the process as smooth as can be. Please be aware that a small number of the parties we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

Should you successfully have an offer accepted on a property of ours and proceed to purchase it there is an administration charge of £36 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

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