



1, 2 & 3 Redwood Gardens
Redwood Drive | Writtle | Chelmsford | Essex | CM1 3LY

FINE & COUNTRY

1, 2 & 3 REDWOOD GARDENS





KEY FEATURES

Situated in the sought after village location of Writtle, Redwood Gardens is a private gated development of just 3 unique detached homes conveniently located within walking distance of the village and within walking distance of a regular bus service that runs through the village and provides access into Chelmsford

The Site

- A private development consisting of just three, exclusive detached 4 double bedroom houses with garage
- Sweeping Silver haze block driveway
- Landscaped gardens to the rear
- Extensive Patio area laid with luxury Indian sandstone paving
- External lighting throughout the cul-de-sac
- Turfed lawn areas
- Connected Services are:
 - o Electricity
 - o Water
 - o Gas
 - o BT









KEY FEATURES

The Houses and Construction

- Traditional Brick and Block Construction
- Externally finished with Bromley Red Brick and Marble White Render
- Single garage with power and lighting
- Side gate leading to large rear garden
- Handcrafted close board fencing secures the perimeter of the rear gardens
- Underfloor heating throughout the ground floor of the property
- Individual room Thermostat controlled heating
- Property sold with the benefit of a 10 year New build warranty
- Generous entrance hallway
- Cottage style solid timber doors
- Luxury timeless herringbone flooring across the ground floor
- Oak staircase with glass panelling
- Traditional style sash windows
- Bi fold doors to the rear
- Bespoke features and carpentry throughout
- All floor finishes included
 - o Carpets to all Bedrooms, Staircase and landings
 - o Karndean Herringbone Flooring on ground floor
 - o Tiled Flooring to all bathrooms
- Grand hallways and high ceilings give a bright and spacious feel

KEY FEATURES

The Luxury fitted Kitchens / Utility Rooms

- Solid timber Elmbridge kitchen, with a decorative beaded detail
- Premium high end integrated appliances
- Separate utility room housing Washing machine, dryer, additional worktop space and storage
- Franke 4 way hot water tap
- Open plan kitchen/dining area, ideal for family living
- Velux windows allowing natural light to flood in
- Soft close cabinets and drawers
- Quartz stone worktops

The Luxury fitted Bathrooms/Toilets

- High Quality Sanitaryware
- Family bathroom, downstairs w/c with additional en-suites
- Walk in luxury rain shower
- Heated Towel Rails
- Pressurised hot water throughout the property
- Wall hung vanity units with storage







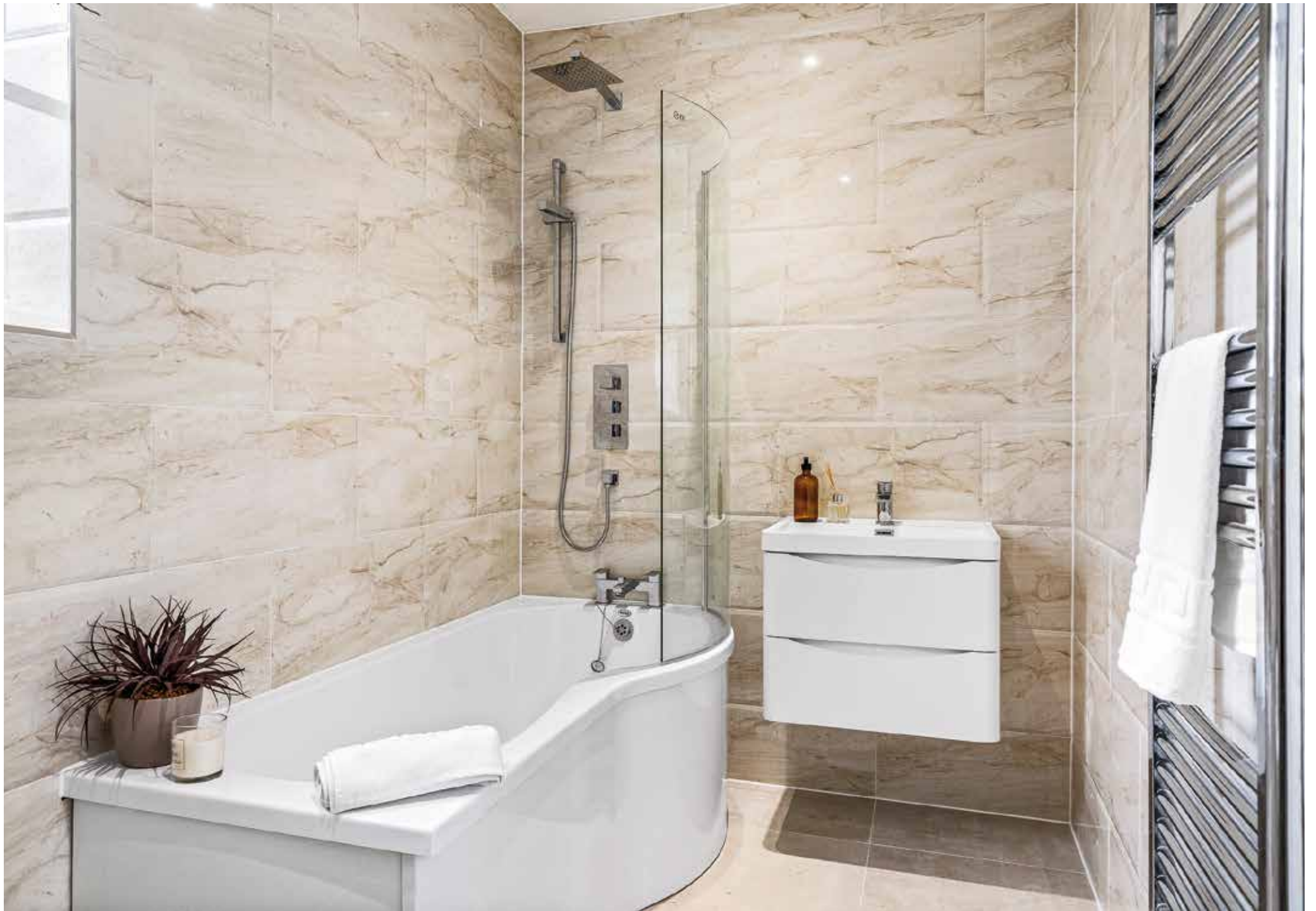














KEY FEATURES

Location

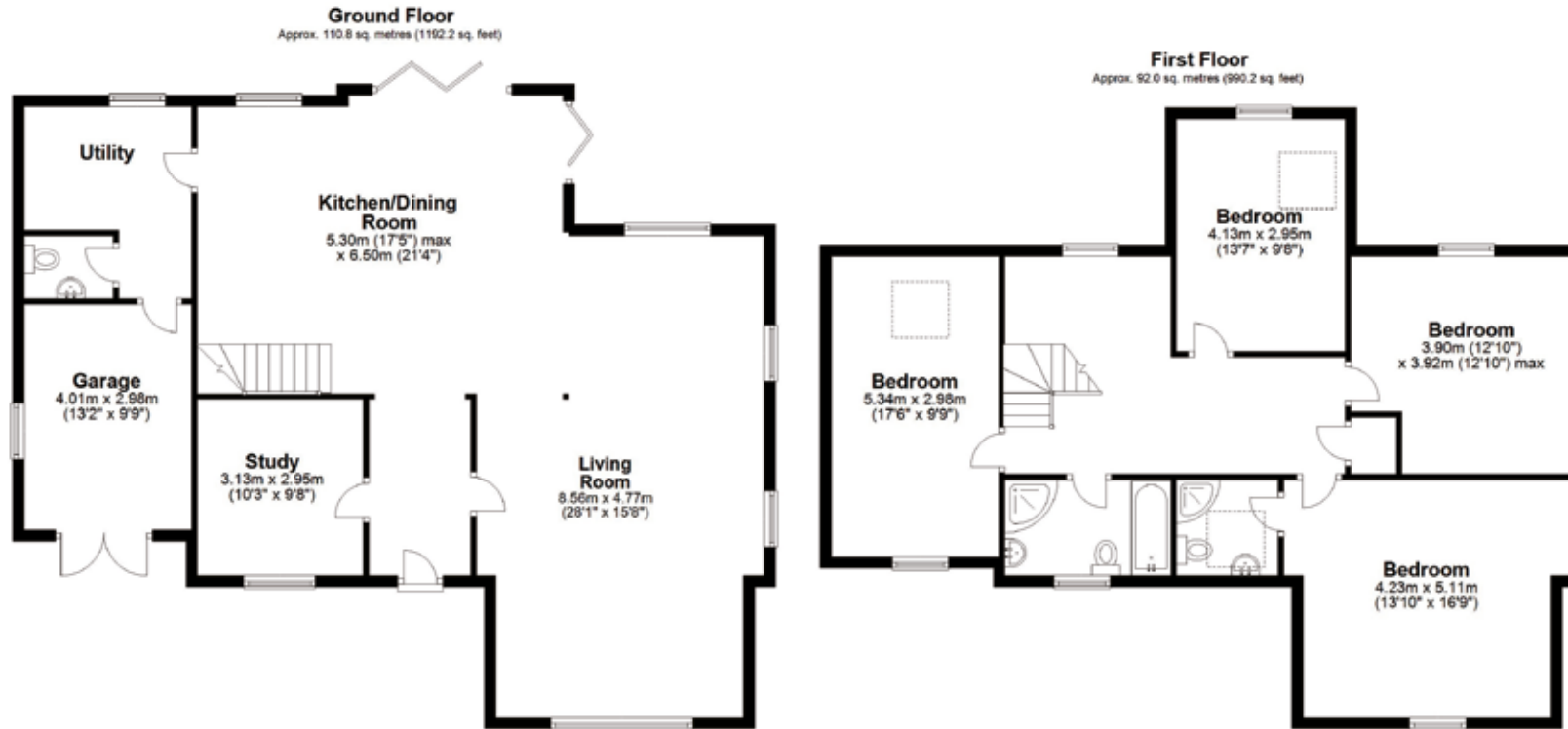
The attractive village of Writtle provides a Co-Op store, a selection of places to eat and drink catering to a wide range of tastes and budgets. Writtle is well known for its charming village green and duck pond as well as the Hylands Park estate with 574 acres of parkland and the Neo-Classical elegant 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 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.

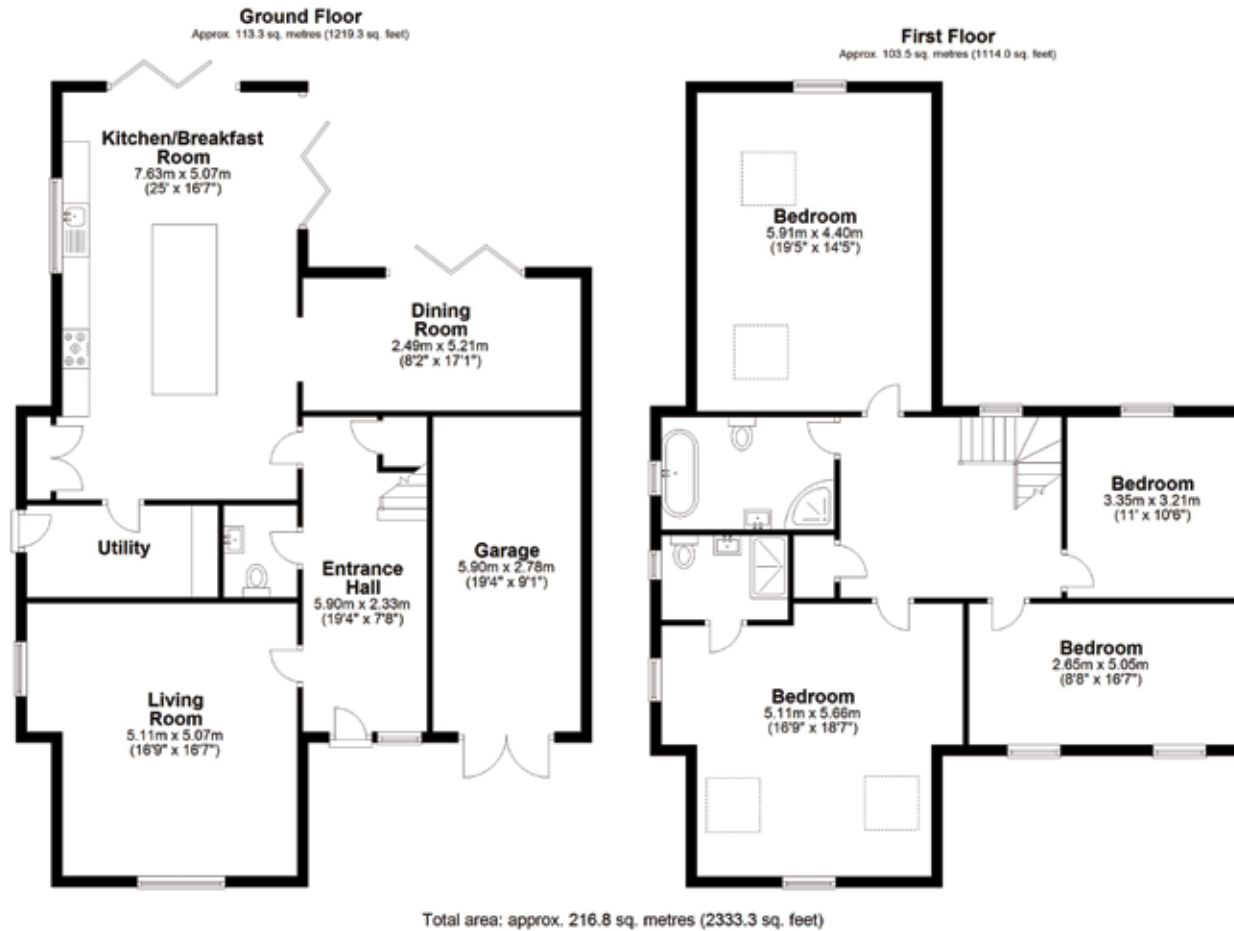
Chelmsford city centre offers a thriving nightlife with a selection of bars and a wide selection of places to eat from independent family restaurants to well known chain restaurants serving cuisines from around the world, Chelmsford features a comprehensive range of shopping facilities with its pedestrianised 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 newly 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.



NO. 1

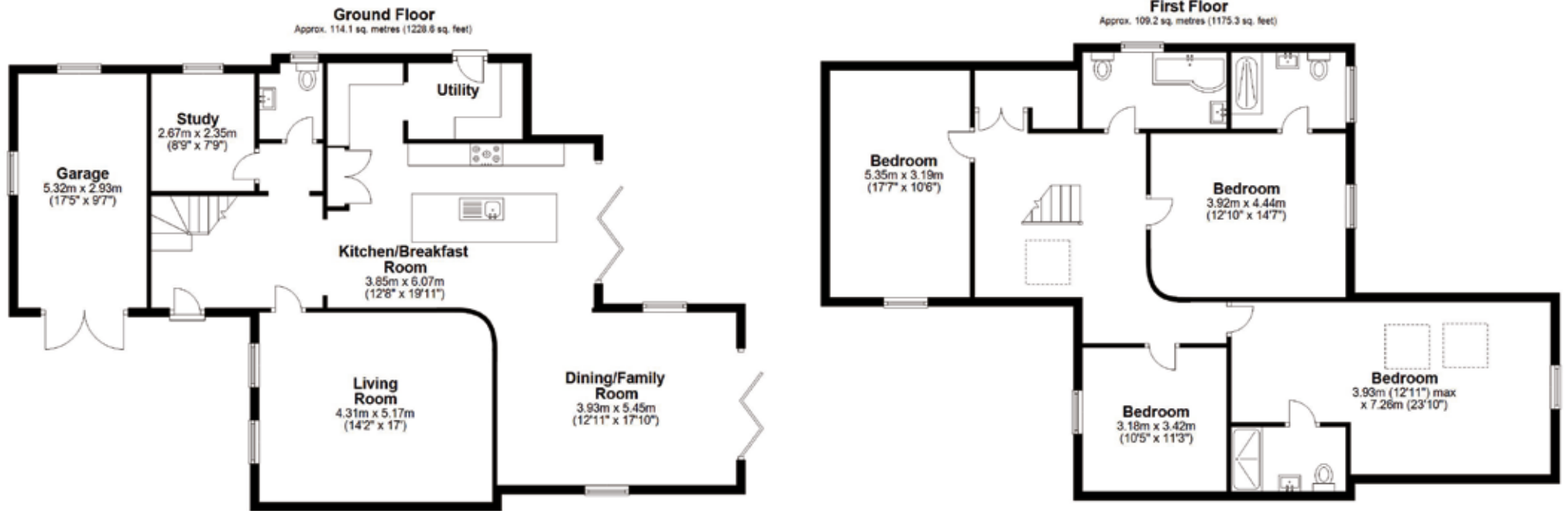


NO. 2



Predicted EPC: B

NO. 3



Predicted EPC: B

Total area: approx. 223.3 sq. metres (2403.9 sq. feet)



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 17.11.2022





FINE & COUNTRY

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

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