



Elder Road, Latchingdon Chelmsford CM3 6XD

welcome to

Elder Road, Latchingdon Chelmsford

BEAUTIFULLY PRESENTED AND SPACIOUS, located in the desirable Latchingdon Park Development within reach of LOCAL SHOPS AND PRIMARY SCHOOL is this immaculate modern detached family home, boasting THREE DOUBLE BEDROOMS as well as beautiful garden and GARAGE AND DRIVEWAY.



Entrance Porch

Covered porch area, part glazed door to :-

Entrance Hall

Double glazed UPVC window to front, stairs rising to first floor with large storage cupboard under, radiator, doors to :-

Cloakroom

7' x 4' 7" (2.13m x 1.40m)

Double glazed UPVC window to rear, white suite comprising low level WC and wall mounted basin, radiator.

Lounge

17' 11" x 11' plus bay (5.46m x 3.35m plus bay)

Double glazed UPVC box bay window to side and further double glazed UPVC window to front, feature panelled wall, radiator.

Kitchen Diner

20' 11" x 10' (6.38m x 3.05m)

Double glazed UPVC window to front and bi-fold doors to side opening onto the garden, modern fitted shaker style kitchen comprising one and a half bowl sink and drainer set in roll top surfaces with range of eye and base level units, integrated double oven with electric hob and extractor over, fridge, freezer, dishwasher and washing machine, radiator.

First Floor

Landing

Double glazed UPVC window to front, loft access, doors to :-

Bedroom One

12' 1" x 9' 7" plus recess (3.68m x 2.92m plus recess)

Double glazed UPVC window to side overlooking the garden, radiator, door to :-

En Suite

Double glazed UPVC window to rear, modern white suite comprising double shower, low level WC and vanity basin, part tiled walls, chrome heated towel rail.

Bedroom Two

11' 1" x 11' plus recess (3.38m x 3.35m plus recess)

Double glazed UPVC window to side, large built in airing cupboard, radiator.

Bedroom Three

11' 4" x 8' 5" (3.45m x 2.57m)

Double glazed UPVC window to front, radiator.

Bathroom

Double glazed UPVC window to front, modern white suite comprising panel bath with shower over, low level WC and vanity basin, part tiled walls, chrome heated towel rail.

Outside

Front

Attractive shrub beds, block paved driveway providing off road parking leading to the garage, gated rear access to :-

Rear Garden

Enclosed by brick wall and panel fence, predominantly laid to lawn with patio seating area and mature flower and shrub borders, door to :-

Garage

Detached single garage with up and over door, power, light and eaves storage.

Agents Note

An annual management fee of £308.23 is payable to Fowler & Spenceley for upkeep of the development.



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welcome to

Elder Road, Latchingdon Chelmsford

- Three Double Bedrooms
- Garage and Driveway
- Village Location
- Bathroom and En Suite
- Immaculately Presented Throughout

Tenure: Freehold EPC Rating: B

Council Tax Band: E

£450,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MLN104531 - 0002

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