



Ludgrove, Latchingdon Chelmsford CM3 6JU

Welcome to

Ludgrove, Latchingdon Chelmsford

Situated within a short walk of LOCAL SHOPS AND PRIMARY SCHOOL in the village of Latchingdon is this THOUGHTFULLY MODERNISED family home, offered with NO CHAIN and boasting GARAGE AND DRIVE.



Entrance Porch

Covered porch area, part glazed, composite door to:-

Entrance Hall

Stairs rising to front from, radiator, door to:-

Lounge

13' 9" x 10' 11" Max (4.19m x 3.33m Max)

Double glazed UPVC window to front, centrepiece fireplace radiator, open to:-

Dining Room

10' 11" x 8' 6" (3.33m x 2.59m)

Double glazed UPVC patio door to rear opening onto the garden, radiator, door to:-

Kitchen

11' 1" Max x 8' 6" (3.38m Max x 2.59m)

Double glazed UPVC window to rear overlooking the garden, door to side passage, modern fitted kitchen comprising sink and drainer set in roll top surfaces with range of eye and base level units, built in oven microwave, induction hob, extractor and dishwasher, space for further appliances, under stairs cupboard, door returning to entrance hall.

First Floor

Landing

Double glazed UPVC window to side, loft access.

Bedroom One

12' 1" x 10' Max (3.68m x 3.05m Max)

Double glazed UPVC window to front, built in wardrobe, radiator.

Bedroom Two

10' 6" x 10' (3.20m x 3.05m)

Double glazed UPVC window to rear overlooking the garden, built in wardrobe and airing cupboard, radiator.

Bedroom Three

9' x 6' 11" Max (2.74m x 2.11m Max)

Double glazed UPVC window to front, cupboard housing gas boiler, radiator.

Bathroom

Double glazed UPVC window to rear, modern white suite comprising of a panel bath with shower over, low level WC and pedestal basin, fully tiled walls, radiator.

Outside

Front

Wrap around lawned frontage with mature shrubs and trees, driveway providing parking and leading to the garage, gated side access to:-

Rear Garden

Enclosed by brick wall and panel fence, laid to lawn with large patio seating area, mature shrubs and shed to remain.

Garage

Single garage with up and over door.



view this property online williamhbrown.co.uk/Property/MLN104560



Welcome to

Ludgrove, Latchingdon Chelmsford

- Three Bedrooms
- Modern Kitchen & Bathroom
- Corner Plot
- Garage & Driveway
- NO CHAIN

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£350,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MLN104560



Property Ref:
MLN104560 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01621 874837



Maldon@williamhbrown.co.uk



3 High Street, West Square, MALDON, Essex,
CM9 5PB



williamhbrown.co.uk