



The Street, Latchingdon Chelmsford CM3 6JR

welcome to

The Street, Latchingdon Chelmsford

A SUBSTANTIALLY EXTENDED AND MODERNISED four bedroom home in the POPULAR VILLAGE of Latchingdon, within reach of LOCAL SHOPS AND PRIMARY SCHOOL, offered with COMPLETE ONWARD CHAIN and boasting GENEROUS SOUTH FACING GARDEN as well as AMPLE PARKING.



Entrance

Part glazed entrance door to :-

Entrance Hall

Large built in storage cupboard, door to :-

Lounge Dining Room

39' 5" x 11' 9" max (12.01m x 3.58m max)

Double glazed UPVC window to front and French doors to rear opening onto the garden, herringbone flooring, stairs rising to first floor, open to :-

Playroom

20' 6" x 7' 5" (6.25m x 2.26m)

Double glazed UPVC window to side, herringbone flooring, doors to :-

Utility Room

20' 6" x 5' 11" (6.25m x 1.80m)

Doors to front and rear, sink with space for appliances under.

Cloakroom

Double glazed UPVC window to side, suite comprising low level WC and hand basin.

Kitchen

14' 6" x 8' 9" (4.42m x 2.67m)

Double glazed UPVC window to rear overlooking the garden and door to side, modern fitted kitchen comprising one and half bowl sink and drainer set in roll top surfaces with range of eye and base level units, built in high level double oven, separate gas hob with extractor over, space for further appliances.

First Floor

Landing

Built in cupboard, doors to :-

Bedroom One

12' 3" x 10' 6" (3.73m x 3.20m)

Double glazed UPVC window to front, door to :-

En Suite

Double glazed UPVC window to side, modern white suite comprising corner shower, low level WC and vanity basin.

Bedroom Two

10' 4" x 9' 10" (3.15m x 3.00m)

Double glazed UPVC window to rear overlooking the garden.

Bedroom Three

12' 11" x 7' 6" (3.94m x 2.29m)

Double glazed UPVC window to side.

Bedroom Four

8' 11" x 7' 9" (2.72m x 2.36m)

Double glazed UPVC window to front.

Bathroom

Double glazed UPVC window to rear, white suite comprising panel bath, separate shower cubicle, low level WC and vanity basin.

Outside

Front

Large block paved forecourt driveway providing off road parking for numerous vehicles leading to the garage.

Garage

Up and over door, wall mounted gas boiler.

Rear Garden

Enclosed by panel and picket fence, laid to lawn with patio seating area and range of mature shrubs, wooden shed to remain.



view this property online williamhbrown.co.uk/Property/MLN104538



welcome to

The Street, Latchingdon Chelmsford

- Four Bedrooms
- En-suite
- Driveway for Multiple Vehicles
- Play / Family Room
- South Facing Garden Over Looking Fields

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£400,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/MLN104538



Property Ref:
MLN104538 - 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