



## **The Street, Latchingdon, Essex, CM3 6JP**

**Price £550,000**

We are acting in the sale of the above property and have received an offer of £542,500 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place. This well-presented four bedroom freehold detached family home is conveniently situated in the attractive village of Latchingdon situated in a semi-rural location. The village provides a number of amenities including village shops, public house, petrol station, indoor bowling club, Primary school. The accommodation includes a master bedroom with en suite, three further double bedrooms and a family bathroom to the first floor. On the ground floor there is a generous entrance hall, living room, kitchen/breakfast room, dining room, conservatory, utility room and a cloakroom. Externally there is a garage and an extensive driveway with parking for numerous vehicles to the front of the property with landscaped borders. The rear garden has a large paved patio, seating area with mature gardens surrounding. Viewing comes highly recommended to fully appreciate the size of the accommodation on offer. The Energy Performance Certificate Rating is band C.

- Detached Family Home
- Three Reception Rooms
- Conservatory
- Master Bedroom with En-suite
- Garage
- 0.2 Acre Plot with Farmland Views
- Kitchen/Breakfast Room
- Four Double Bedrooms
- Numerous Off-Road Parking
- No Onward Chain

#### **Distances:**

Latchingdon Primary School - 0.4 miles

Fambridge Train Station - 2.9 miles

Southend Airport - 19.2 miles

Chelmsford City Centre - 13.9 miles

(All distances are approximate)

#### **ACCOMMODATION**

##### **GROUND FLOOR**

##### **Entrance Hall**

Double glazed entrance door. Stairs to first floor. Coved ceiling. Oak flooring. Door to garage. Doors to:

##### **Cloakroom**

Obscure double glazed window to side. Suite comprising wall mounted wash hand basin and low level w.c. with concealed cistern. Tiled walls. Coved ceiling. Heated towel rail. Oak flooring.

##### **Dining Room**

4.17m x 3.70m

Double glazed window to front. Coved ceiling. Oak flooring. Door to Kitchen.

##### **Kitchen/Breakfast Room**

6.67m>4.68m x 4.35m

Double glazed French doors and side screens to rear with views over the garden and farmland beyond. Double glazed window to side. Units fitted to eye and base level finished with granite work surfaces and upstands, matching island unit incorporating breakfast bar. Built in four ring gas hob with concealed extractor over. Built in double oven. Integrated dishwasher and fridge/freezer. Inset one-and-a-half bowl sink unit with drainer and mixer tap. Coved ceiling with inset lighting. Built in double width storage cupboard. TV point. Radiator. Tiled flooring.

##### **Utility Room**

Half double glazed door to side. Units matching kitchen fitted to eye and base level finished with granite work surface and matching upstands. Inset sink unit with drainer and mixer taps. Space for washing machine and tumble dryer. Radiator. Coved ceiling. Tiled flooring.

##### **Study**

2.94m x 2.10m (9'7" x 6'10" )

Double glazed window to side. Fitted storage and desk unit. Radiator. Coved ceiling.

##### **Living Room**

5.07m x 3.31m

Double glazed French doors with side screens to conservatory. Natural Stone Fireplace with gas effect fire. TV point. Radiator. Coved ceiling.

##### **Conservatory**

5.47m x 4.80m (17'11" x 15'8" )

Double glazed windows and French doors overlooking rear garden. Radiator. Tiled flooring.

##### **FIRST FLOOR**

##### **Landing**

Stairs to ground floor. Access to loft. Built in double width airing cupboard housing hot water cylinder and immersion. Two further storage cupboards. Radiator. Coved ceiling.

##### **Master Bedroom**

4.94m x 4.06m (16'2" x 13'3" )

Double glazed window to rear with distant farmland views. Fitted wardrobe to one wall incorporating dressing table. Radiator. TV point. Coved ceiling. Door to -

##### **En-suite**

Obscure double glazed window to side. White suite comprising enclosed shower cubicle with shower attachments. Inset wash hand basin with vanity unit below. Low level w.c. with concealed cistern. Tiled walls. Coved ceiling with inset lighting. Heated towel rail. Extractor fan. Tiled flooring.

##### **Bedroom Two**

4.97m x 4.25m (16'3" x 13'11" )

Double glazed window to front with farmland views. Fitted wardrobe to one wall incorporating dressing table. TV point. Radiator. Coved ceiling.

**Bedroom Three**

4.61m x 4.35m (15'1" x 14'3" )

Double glazed window to rear with distant farmland views. Fitted wardrobe and built in eave storage cupboard. TV point. Radiator. Coved ceiling.

**Bedroom Four**

4.62m x 4.36m

Window to front with Farmland views. Fitted wardrobe and built in eave storage cupboard. TV point. Radiator. Coved ceiling.

**Family Bathroom**

Obscure double glazed window to side. White five piece suite comprising corner shower cubicle with attachments. Panelled bath with mixer tap and shower over. Inset wash hand basin with vanity unit below. Low level w.c. with concealed cistern. Heated towel rail. Extractor fan. Tiled walls. Coved ceiling with inset lighting. Tiled flooring.

**EXTERIOR****Single Garage**

Up and over door. Lighting, power and water supply. Door to entrance hall. Gas fired boiler.

**Front**

Block paved driveway with access to the entrance porch and garage. Ample parking. Hedgerow to front boundary.

**Rear Garden**

Commencing with a paved patio area overlooking the rear gardens which are mainly laid to lawn with flower and shrub borders. Footpath to rear of garden with raised putting green. Views over adjoining farmland. Timber storage shed.

**Services**

Gas - Mains

Electricity - Mains

Water & Drainage - Mains

Gas Central Heating

Local authority - Maldon District Council - Tax Band - F

**Viewings.**

Strictly by appointment only through the selling agent Paul Mason Associates on 01621 742310.

**Important Notices.**

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.





