

Paul Mason Associates



The Street, Latchingdon, CM3 6JR  
Guide price £450,000

- Countryside Views
- Spacious Accommodation Throughout
- Two Reception Rooms
- Utility Room
- Four Double Bedrooms
- En-Suite to Bedroom One
- Off Road Parking For Numerous Vehicles
- Garage
- Village Location
- EPC - C

This deceptively spacious four bedroom semi detached family home with stunning countryside views to rear. The accommodation includes bedroom one with en-suite, three further bedrooms and a family bathroom to the first floor. On the ground floor there is an entrance hall, generous lounge/dining room, kitchen, utility room, playroom/study and a cloakroom. Externally, the property is set back from the road with a well maintained rear garden. To the front there is block paved driveway with parking for numerous vehicles with access to the garage. Viewing comes highly recommended to fully appreciate the size and standard of the accommodation on offer.

Latchingdon is a village located in the Dengie Peninsular with the closest towns, Maldon, Burnham-On-Crouch and South Woodham Ferrers all being within 7 miles away and Chelmsford approximately 14 miles. The village itself homes less than 1200 residents according to the 2021 census. The village benefits from a number of amenities including a 24 hour petrol garage, shops, post office, public house, primary school, diner and motel, bowls club, playing field and a village hall and church which both hold events. There are plenty of countryside footpaths providing scenic walks around the village.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	<b>73</b>		<b>84</b>
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

4.78m x 3.25m (15'8" x 10'8")

#### Lounge/Diner

14.53m x 5.61m (47'8" x 18'5")

#### Kitchen

5.59m x 4.17m (18'4" x 13'8")

#### Playroom

8.05m x 3.23m (26'5" x 10'7")

#### WC

#### Utility Room

8.23m x 1.85m (27'0" x 6'1")

#### Garage

6.27m x 1.85m (20'7" x 6'1")

### FIRST FLOOR

#### Landing

#### Bedroom One

4.80m x 3.91m (15'9" x 12'10")

#### En-Suite

#### Bedroom Two

4.50m x 3.43m (14'9" x 11'3")

#### Bedroom Three

5.16m x 4.32m (16'11" x 14'2")

#### Bedroom Four

3.66m x 3.10m (12'0" x 10'2")

#### Family Bathroom

## Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas Central Heating

Local Authority - Maldon District  
Council

## Viewings

Strictly by appointment only  
through the selling agent Paul  
Mason Associates 01245  
382555.

## 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.



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