

Paul Mason Associates



Bridgemans Green, Latchingdon, CM3 6LJ

Guide price £450,000

- Village Location
- Spacious Accommodation Throughout
- Detached Family Home
- Lounge
- Four Bedrooms
- En-suite & Family Bathroom
- Secluded Rear Garden
- Driveway
- Garage
- EPC - TBC

*** GUIDE PRICE £450,000-£475,000 *** This four bedroom detached family home is conveniently located in the heart of Latchingdon village. The village provides a number of amenities including village shops, public house, petrol station, indoor bowling club and a primary school. The accommodation includes a spacious entrance hall, fitted kitchen/breakfast room, lounge/dining Room and a cloakroom. On the first floor there is a master bedroom with a fitted en-suite, three further bedrooms along with a fitted family bathroom to the first floor. Externally the property is set back from the road with a well maintained rear garden. To the front there is a block paved driveway providing off-road parking for numerous vehicles and access to the large garage. Viewing comes highly recommended to fully appreciate the size of the accommodation on offer..



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

Distances

Latchingdon Church of England Primary School (0.1 mile)
Althorne Train station (3 miles)
North Fambridge Train Station (3 miles)
Maldon Town Centre (6miles)
Burnham-On-Crouch (6.5 miles)

All mileages are approximate

Accommodation

Ground Floor

Entrance Hall

4.7m x 2.2m (15'5" x 7'2")
Double glazed entrance door to front.
Double glazed windows to front and side. Coved ceiling. Stairs to first floor with storage below. Radiator.
Doors to :-

Lounge/Dining Room

7.7m x 5.5m (25'3" x 18'0")
Double glazed windows to rear and side. Two French doors leading to rear garden. Coved ceiling. Feature fireplace. TV point. Radiator.

Cloakroom

1.8m x 1.0m (5'10" x 3'3")
Obscure double glazed window to side. Refitted two piece suite comprising vanity wash hand basin with storage below and low level WC. Fully tiled walls and flooring. Heated towel rail.

Kitchen/Breakfast Room

4.1m x 2.6m (13'5" x 8'6")
Double glazed window to front.

Wooden units fitted to eye and base level with stone effect work surfaces. Tiled walls. Double sink. Four ring gas hob with extractor hood over. Double electric oven. Intergrated fridge-freezer and dishwasher. Coved ceiling. Tiled flooring. TV point. Door to side.

First Floor

Landing

5.6m x 2.3m (18'4" x 7'6")
Double glazed window to side.
Coved ceiling. Access to loft space via hatch. Large airing cupboard. Stairs to ground floor.

Bedroom One

3.0m x 3.0m (9'10" x 9'10")
Double glazed window to rear.
Coved ceiling. Built in wardrobes. TV point. Radiator. Door to :-

En-Suite

2.6m x 1.0m (8'6" x 3'3")
Obscure double glazed window to side. Refitted three piece suite comprising low level WC, vanity wash hand basin with storage below and shower cubicle with attachments. Inset spotlights. Fully tiles walls and flooring. Heated towel rail.

Bedroom Two

3.2m x 2.7m (10'5" x 8'10")
Double glazed window to rear. Built in wardrobes. TV point. Radiator.

Bedroom Three

3.5m x 2.7m (11'5" x 8'10")
Double glazed windows to front and

rear. Coved ceiling. Built in wardrobes. Radiator.

Bedroom Four

2.7m x 2.2m (8'10" x 7'2")
Double glazed window to front.
Coved ceiling. Built in wardrobes. Radiator.

Family Bathroom

2.7m x 1.6m (8'10" x 5'2")
Obscure double glazed window to rear. Refitted three piece suite comprising corner shower with attachments, vanity wash hand basin with storage below and concealed WC. Inset spotlights. Fully tiled walls and flooring. Towel rail.

EXTERIOR

Rear Garden

Commencing paved patio seating area with the remainder laid to lawn with various flowers, trees and shrubbery. Newly replaces fencing to boundary. Access to frontage via side gate. Outside lighting.

Frontage

Partially block paved, partially tarmaced driveway providing off road parking for numerous vehicles. Access to rear garden via side gate. Outside tap. Outside lighting.

Double Garage

5.2m x 4.9m (17'0" x 16'0")
Electric roller door. Two windows to side. Pedestrian door to side. Loft space. Power and lighting connected.

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 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.



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