

Paul Mason Associates



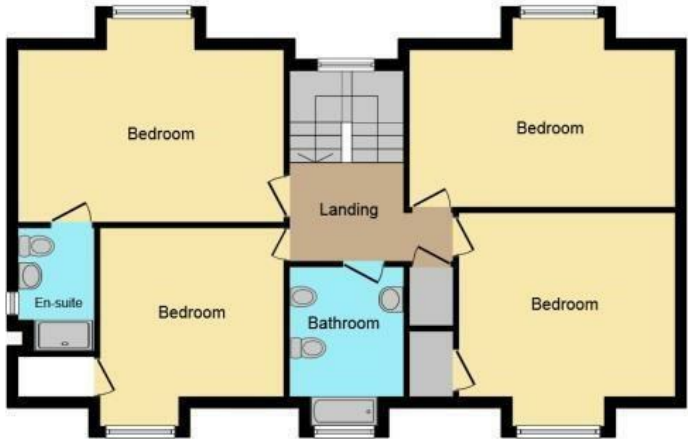
Maldon Road, Latchingdon, Essex, CM3 6LF
Guide price £600,000

- Detached Family Home
- Spacious Accommodation Throughout
- Village Location
- Three Reception Rooms
- Kitchen / Breakfast Room
- Four Double Bedrooms
- Family Bathroom
- Secluded Garden
- Double garage
- EPC - C

*** GUIDE PRICE £600,000-£625,000 *** This spacious four bedroom detached property is conveniently located in the attractive village of Latchingdon and situated in a semi-rural location. The village provides a number of amenities including village shops, a public house, petrol station, indoor bowling club and a primary school. The accommodation includes an entrance hall, kitchen/breakfast room, utility room, lounge, conservatory dining room, home office/snug and a cloakroom. On the first floor there is a master bedroom with a en-suite and three further double bedrooms along with a family bathroom. Externally the property is set back from the road with a well maintained rear garden. To the front the property has a block paved driveway providing ample off street parking and access to the double garage, To the rear the property has an established garden with various flowers and shrubs, as well as a large raised decking area and lawn area. Viewing comes highly recommended to fully appreciate the size of the accommodation on offer.



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		70
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

Distances

Purleigh Primary School - 3.2 miles

Fambridge Train Station - 3.1 miles

Maldon - 5.2 miles

Southend (London) Airport - 0.4 miles

(All mileages are approximate)

Accommodation

GROUND FLOOR

Entrance Hall

Half glazed door with side screens. Coved ceiling. Stairs to first floor with under stairs storage cupboard. Amtico flooring. Radiator. Doors to :-

Lounge

4.67m x 4.31m (15'3" x 14'1")

Window to side. Coved ceiling.

Natural stone fireplace incorporating log burning stove. T.V point. Wood effect flooring. Radiator. Glazed French doors with side screen t :-

Conservatory

4.70m x 3.01m (15'5" x 9'10")

Glazed French doors and window overlooking rear garden. Wood effect flooring.

Sitting Room/Dining Room

4.66m x 3.02m (15'3" x 9'10")

Window to front and side. Coved ceiling. Radiator.

Study

3.14m x 2.04m (10'3" x 6'8")

Window to front. Coved ceiling. Radiator.

Kitchen/Breakfast Room

4.64m x 3.98m (15'2" x 13'0")

Window to rear and glazed door to garden. Units fitted to eye and base level finished with stone effect work surface with tiled surrounds. One-and-a half bowl stainless steel sink unit with mixer taps. Built-in oven, four ring gas hob with extractor over. Space for dishwasher and American style fridge-freezer. Coved ceiling. Inset ceiling lighting. Tiled floor. Radiator. Door to: -

Utility Room

Half glazed door and window to side. Units fitted to base level finished with stone effect roll top work surface. Stainless steel sink unit with mixer taps. Space for washing machine. Tiled floor. Radiator.

Cloakroom

Obscure window to side. Suite comprising wall mounted wash hand basin and low level w.c. Coved ceiling with inset ceiling lighting. Wood effect flooring. Radiator.

FIRST FLOOR

Landing

Window to rear. Coved ceiling. Stairs to ground floor. Access to loft. Airing cupboard. Radiator. Doors to :-

Bedroom One

4.69m x 3.42m + wardrobe (15'4" x 11'2" + wardrobe)
Window to rear. Two double wardrobes. Coved ceiling. Radiator. Doors to :-

En-suite

Obscure window to side. Three piece white suite comprising enclosed shower cubicle. Pedestal wash hand basin. Low level WC. Part tiled walls. Coved ceiling with inset ceiling lighting. Radiator.

Bedroom Two

3.93m x 3.39m (12'10" x 11'1")

Window to rear. Two double built-in wardrobes. Coved ceiling. Radiator.

Bedroom Three

3.78m x 3.93m (12'4" x 12'10")

Window to front with farmland views. Coved ceiling. Radiator.

Bedroom Four

3.18m x 3.13m (10'5" x 10'3")

Window to front with farmland views. Coved ceiling. Radiator.

Bathroom

Obscure window to front. Three piece white suite comprising panelled bath. Pedestal wash hand basin. Low level W/C. Coved ceiling. Inset ceiling lighting. Half tiled walls. Radiator.

EXTERIOR

Rear garden

Commencing with a large raised decking area with views over the rear garden which is laid to lawn with flower and shrub borders. Access to double garage and gate to front. Space for hot tub.

Double Garage

Two up and over doors. Power and light connected.

Front garden

Block paved driveway providing off

street parking and access to double garage. Lawn area to front with picket fence to boundary. Various flowers and shrubs.

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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