

Paul Mason Associates



Lawlinge Road, Latchingdon, Essex, CM3 6JY

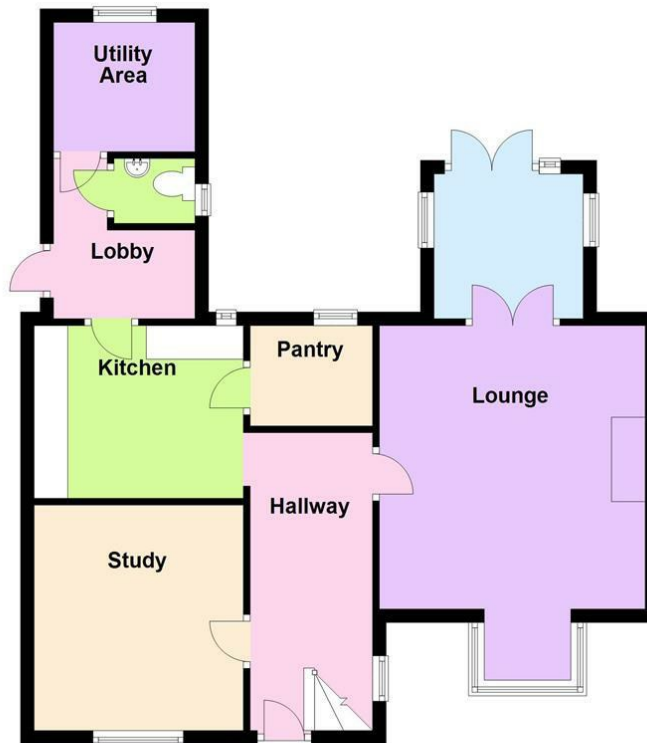
Guide price £375,000

- Large Corner Plot With Potential Building Plot To Side (STP)
- Spacious Accommodation Throughout
- Three Reception Rooms
- Utility Room
- Cloakroom
- Three Bedrooms
- Fitted Family Bathroom
- Huge Potential
- Village Location
- EPC - TBC

Potential building plot to side (Subject to planning permission) Situated on a large corner plot is this spacious three bedroom semi-detached home is situated at 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. To the ground floor the accommodation comprises an entrance hall, study/reception room, lounge, conservatory, kitchen, inner hallway, cloakroom and utility room. To the first floor the landing provides access to the three good size bedrooms and a fitted family bathroom. Externally the property benefits from an enclosed garden to rear commencing with a paved patio seating area with the remainder mainly laid to lawn. To the front, the property boasts an extensive driveway providing off road parking for numerous vehicles, as well as a good size plot to the side of the property. Viewing comes highly recommended to fully appreciate the size and standard 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	
	70		
	41		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Ground Floor
Approx. 625.2 sq. feet



First Floor
Approx. 507.7 sq. feet



Total area: approx. 1132.9 sq. feet

Produced by PTEPC Limited. Disclaimer: All floorplans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floorplan information and the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your full requirements. Plan produced using PlanUp.

Distances

ACCOMMODATION

GROUND FLOOR

Entrance Hall

14.02mm x 5.49mm (46m x 18m)
Wooden entrance door to front.
Window to side. Stairs to first floor.
Radiator. Doors to :-

Study/Reception Room Two

3.2m x 3.2m (10'5" x 10'5")
Windows to front and side. Brick fireplace. Radiator.

Lounge

5.4m x 4.0m (17'8" x 13'1")
Bay window to front. Exposed beams. Brick fireplace. TV point. Radiator. Doors to :-

Conservatory

2.9m x 2.8m (9'6" x 9'2")
Three windows to sides. Wooden French doors leading to rear garden.

Kitchen

3.0m x 2.5m (9'10" x 8'2")
Window to side and rear. Wooden units fitted to eye and base level with laminate work surfaces and inset sink with drainer. Tiled splashbacks. Four ring gas hob and extractor fan. Double electric oven. Space for dishwasher and washing machine. Breakfast bar. Tiled flooring. Radiator. Door to large pantry cupboard.

Cloakroom

1.4m x 1.0m (4'7" x 3'3")
Window to side. Two piece suite comprising low level WC and wash hand basin. Tiled flooring. Radiator.

Utility Room

2.1m x 1.8m (6'10" x 5'10")
Window to rear. Space for washing machine, dryer and fridge-freezer. Tile effect flooring.

Inner Hallway

2.4m x 2.0m (7'10" x 6'6")
Doors to front and side. Tiled flooring. Radiator. Doors to :-

FIRST FLOOR

Landing

4.3m x 2.7m (14'1" x 8'10")
Stairs to ground floor. Access to loft space via hatch. Doors to :-

Bedroom One

4.3m x 2.7m (14'1" x 8'10")
Window to front. Built in wardrobes. Built in storage cupboard. Radiator.

Bedroom Two

3.0m x 3.0m (9'10" x 9'10")
Window to rear. Built in wardrobe. Radiator.

Bedroom Three

3.1m x 2.8m (10'2" x 9'2")
Window to front. Built in wardrobe. Built in storage cupboard. Radiator.

Family Bathroom

1.6m x 1.5m (5'2" x 4'11")
Window to rear. Three piece suite comprising large shower cubicle with attachments, low level WC and vanity wash hand basin with storage below. Part tiled walls. Wood effect flooring. Heated chrome towel rail.

EXTERIOR

Enclosed Rear Garden

Paved patio seating area with the remainder laid to lawn with flowers, trees and shrubs. Fenced to boundaries. Access to frontage via side gate.



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