

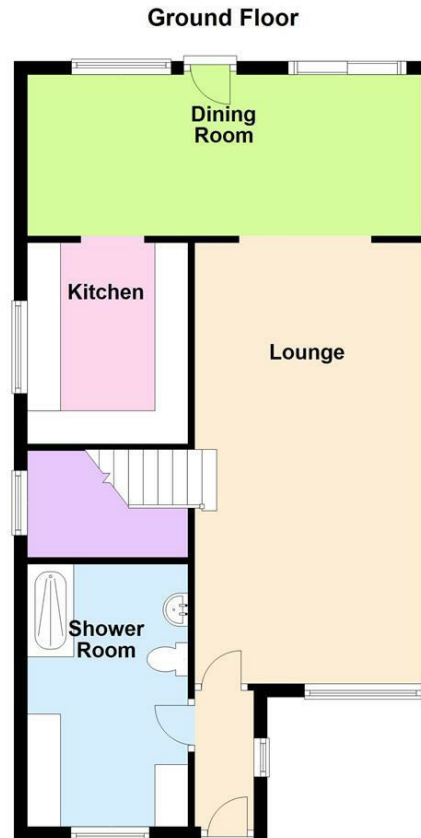
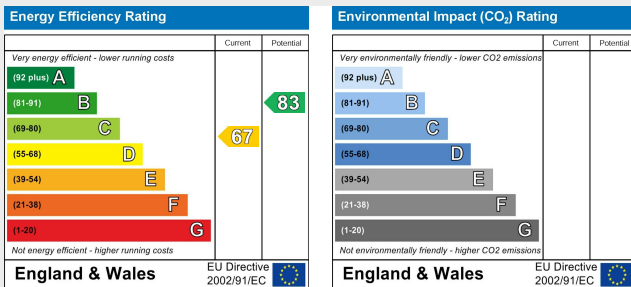
Paul Mason Associates



The Street, Latchingdon, Essex, CM3 6JP
Offers in excess of £350,000

- No Onward Chain
- Village Location
- Re-fitted Kitchen
- Two Reception Rooms
- Utility Room/Shower Room
- Three Double Bedrooms
- Re-fitted Family Bathroom
- Low Maintenance Rear Garden
- Numerous Off-Road Parking
- EPC - D

NO ONWARD CHAIN.....This well presented 3 bedroom 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 master bedroom and two further bedrooms along with a re-fitted family bathroom to the first floor. On the ground floor there is an entrance hall, lounge, dining area, re-fitted kitchen and re-fitted utility room/shower room. Externally the property is set back from the road with a low maintenance rear garden. To the front there is extensive driveway with parking for numerous vehicles. Viewing comes highly recommended to fully appreciate the size and standard of the accommodation on offer.



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

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

All mileages are approximate

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Part Glazed entrance door to front. Double glazed window to side. Oak doors to :-

Lounge

6.6m x 3.5m (21'7" x 11'5")
Double glazed window to front.
Coved ceiling. Feature log burner. TV point. Tiled flooring. Radiator. Stairs to first floor. Solid oak bifold doors to:-

Dining Area

5.9m x 3.0m (19'4" x 9'10")
Double glazed window to rear.
Double glazed sliding patio doors and part glazed pedestrian door leading to rear garden. Four double glazed Velux windows to ceiling. Inset spotlights. Tiled flooring. Radiator. Opening to:-

Kitchen

3.3m x 2.5m (10'9" x 8'2")
Double glazed window to side.
Modern white units fitted to eye and base level with quartz work surfaces and matching upstands. Inset sink with drainer. Four ring induction hob with extractor hood over. Integrated electric oven, microwave and dishwasher. Inset spotlights. Tiled flooring.

Utility Room/Shower Room

4m x 2.5m (13'1" x 8'2")
Double glazed window to front.
Units fitted to eye and base level with stone effect work surfaces. Space for washing machine and dryer. Large walk in shower with attachments, low level WC and wash hand basin. Inset spotlights. Tiled flooring. Radiator.

FIRST FLOOR

Landing

2.0m x 2.4m (6'6" x 7'10")
Obscure double glazed window to side. Coved ceiling. Access to loft space. Airing cupboard. Stairs to ground floor. Solid oak doors to :-

Bedroom One

4.0m x 3.0m (13'1" x 9'10")
Double glazed window to rear.

Coved ceiling. Built in wardrobes. Radiator.

Bedroom Two

3.0m x 3.0m (9'10" x 9'10")
Double glazed window to rear.
Coved ceiling. Radiator.

Bedroom Three

3.0m x 2.8m (9'10" x 9'2")
Double glazed window to front.
Coved ceiling. Radiator.

Family Bathroom

Obscure double glazed window to front. Refitted three piece white suite comprising panelled bath with attachments, vanity wash hand basin with storage below and concealed WC. Fully tiled walls and flooring.

EXTERIOR

Rear Garden

Low maintenance fully paved rear garden which is fenced to boundaries. Outside tap. Outside lighting. Side gate providing access to frontage. Two timber outbuildings with power and lighting connected.

Services

Gas - Mains
Electric - Mains
Water - Mains
Drainage - Mains
Heating - Gas
Local Authority - Maldon

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.



Paul Mason Associates

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP
T: 01621 742 310

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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