

Paul Mason Associates



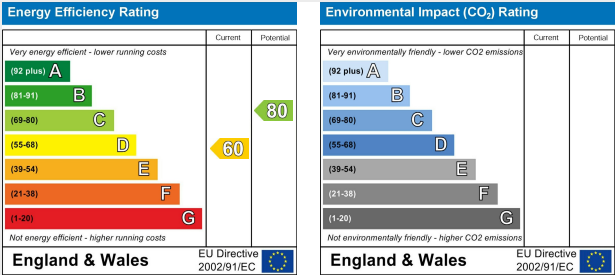
The Street, Latchingdon, CM3 6JS
Guide price £500,000

- Village Location
- Four Double Bedrooms
- Detached House
- 'L' Shape Rear Garden
- Driveway Parking
- Backing Onto Open Farmland
- Lounge/Dining Room
- Four Piece Bathroom Suite
- Garage
- EPC - D

****GUIDE PRICE £500,000 - £525,000****This well presented detached property with four double bedrooms, off road parking and a generous rear garden is located in Latchingdon. The village is 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.

The accommodation begins with a good size entrance hall with access to the study/reception room two with a door to the integral garage, a kitchen/breakfast room, cloakroom and lounge/dining room which benefits from a conservatory to the rear overlooking the garden. To the first floor, there is a landing with doors to the four double bedrooms and a four piece bathroom suite.

Externally the property benefits from a block paved driveway to the front providing off road parking. There is access to the rear garden via the side gates. The beautiful established rear garden begins with a sandstone paved patio seating area with a matching paved pathway leading to the rear and an additional decked seating area. Mostly, the garden is laid to lawn and boasts a variety of decorative, mature flowers, trees and shrubs as well as two ponds, a summerhouse, metal shed and greenhouse. The property backs onto open farmland which provides lovely countryside walks and views from the rear bedroom windows. Viewing comes highly recommended.



ACCOMMODATION

GROUND FLOOR

Hallway

6.6m x 4.0m (21'7" x 13'1")

Kitchen/Breakfast Room

4.6m x 3.6m (15'1" x 11'9")

Study/Reception Room Two

3.7m x 2.6m (12'1" x 8'6")

Integral Garage

3.6m x 2.6m (11'9" x 8'6")

Cloakroom

2.0m x 1.0m (6'6" x 3'3")

Lounge/Diner

7.8m x 4.4m (25'7" x 14'5")

Conservatory

4.3m x 3.3m (14'1" x 10'9")

FIRST FLOOR

Landing

5.3m x 3.3m (17'4" x 10'9")

Bedroom One

4.5m x 3.9m (14'9" x 12'9")

Bedroom Two

4.6m x 3.7m (15'1" x 12'1")

Bedroom Three

4.5m x 3.8m (14'9" x 12'5")

Bedroom Four

3.8m x 3.8m (12'5" x 12'5")

Family Bathroom

3.0m x 2.0m (9'10" x 6'6")

EXTERIOR

'L' Shape Rear Garden

Frontage

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.

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £25 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.





Paul Mason Associates

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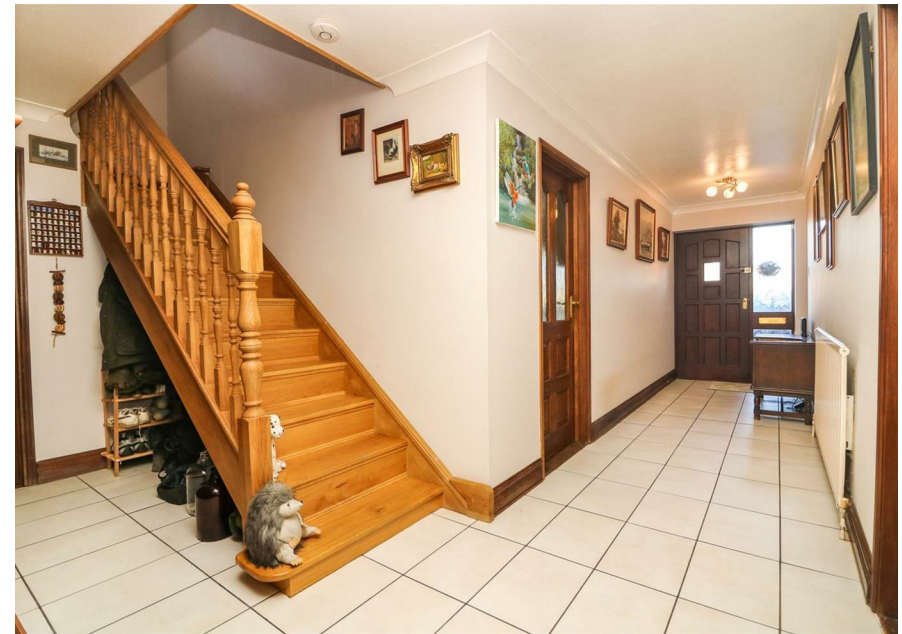
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