

Paul Mason Associates



Maldon Road, Latchingdon, CM3 6LG

Guide price £635,000



- Detached bungalow
- Backing onto fields
- Three bedrooms
- Two en-suites
- Family bathroom
- Lounge and separate dining room
- Kitchen and separate utility room
- Outbuilding/games room
- Former garage currently converted into two rooms
- EPC - E

Situated at the end of a private driveway and backing onto open meadows, this beautifully presented detached three bedroom bungalow is located in the village of Latchingdon.

The accommodation comprises an entrance hall leading to the modern refitted kitchen with white gloss units and solid wooden work surfaces including a breakfast bar. Conveniently, the kitchen leads through to the generous dining room with French doors opening to the rear garden. Furthermore, the property benefits from a utility room, a lounge with a feature fireplace and inset burner, three double bedrooms, with bedroom one boasting a walk in wardrobe and en-suite, bedroom three also benefitting from an en-suite and bedroom two with dual aspect windows, served by a sizeable four piece bathroom suite.

Externally, to the front of the property is a large gravel driveway which provides off road parking for numerous vehicles as well as a detached brick built garage that could be converted into an additional room, the remainder is well presented with a lawn area and a block paved pathway to the entrance door and side gate leading to the rear garden.

The landscaped rear garden with views over the neighbouring meadow commences with a paved patio seating area featuring decorative raised flower beds. The remainder is mostly laid to lawn with a feature pergola with climbing plants, a timber outbuilding and flower beds to the rear and side. Lastly, the rear garden benefits from a log cabin which is approached by a decked pathway with decorative shingle and a variety of plants to the sides.

Latchingdon is a village located in the Dengie Peninsular with the closest towns, Maldon, Burnham-On-Crouch and South Woodham Ferrers all being within 7 miles away. The village benefits from a number of amenities including a 24 hour petrol garage, shops, post office, public house, primary school, diner and motel, playing field and a village hall and church which both hold events.

Viewing comes highly recommended.

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

70

42



## Distances

Latchingdon Primary School -  
0.4 miles  
North Farnbridge Train Station -  
2.9 miles  
Southend Airport - 19.2 miles  
Chelmsford City Centre - 13.9  
miles

(All distances are approximate)

## Accommodation

### Entrance Hall

### Lounge

4.90m x 4.30m (16'0" x 14'1")

### Dining Room

3.70m x 3.40m (12'1" x 11'1")

### Kitchen/Breakfast Room

4.30m x 3.50m (14'1" x 11'5")

### Utility Room

### Bedroom One

4.30m x 4.20m (14'1" x 13'9")

### Ensuite

### Dressing Room

### Bedroom Two

4.30m x 3.40m (14'1" x 11'1")

### Bedroom Three

2.70m x 2.70m (8'10" x 8'10")

### Ensuite

## Exterior

The property is approached via a long private driveway providing access to the front garden with ample parking. Footpath to the entrance door. The rear garden commences with a paved patio area to the side offering views over the adjoining farmland and access to the log cabin, plus a door leading to the former garage which is now converted into two rooms. There is an additional paved patio area to the immediate rear of the property with views over the lawned gardens with a footpath to the rear of the plot housing a timber shed. Gate to the side leading a concealed storage area and oil storage tank.

### Log Cabin/Games Room

5.72m x 2.72m (18'9" x 8'11")

### Garage now converted into two rooms

5.69m x 3.84m and 3.56m x 3.23m (18'8" x 12'7" and 11'8" x 10'7")

## Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 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.

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.





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