

Paul Mason Associates



The Street, Latchingdon, CM3 6JS



- No Onward Chain
- Semi Detached Cottage
- Two Bedrooms
- Re-Fitted Kitchen/Breakfast Room
- Lounge
- Inner Hall/Study
- Rear Garden
- Garage
- Farmland Views To The Rear
- EPC - D

No Onward Chain.....A well presented two bedroom cottage, benefitting from a large garage. The house is conveniently situated in the attractive village of Latchingdon. The village is located 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 and 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.

The property comprises of a lounge which opens into the inner hallway/study area with stairs to the first floor, re-fitted kitchen/breakfast room, bathroom and the two first floor bedrooms. Externally the garden are low maintenance with a paved patio and raised timber decking area. To the rear of the property is a large garage measuring 16'10" x 8'3" offering additional storage over. Viewings come highly recommended to fully appreciate the property on offer.



1ST FLOOR  
APPROX. FLOOR  
AREA 201 SQ.FT.  
(18.6 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 300 SQ.FT.  
(27.9 SQ.M.)  
TOTAL APPROX. FLOOR AREA 501 SQ.FT. (46.5 SQ.M.)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
<div>Very energy efficient - lower running costs</div> <div><div><div>(92 plus) A</div><div>(81-91) B</div><div>(69-80) C</div><div>(55-68) D</div><div>(39-54) E</div><div>(21-38) F</div><div>(1-20) G</div></div><div>Not energy efficient - higher running costs</div></div>		<div>81</div> <div>62</div>	<div>Very environmentally friendly - lower CO<sub>2</sub> emissions</div> <div><div><div>(92 plus) A</div><div>(81-91) B</div><div>(69-80) C</div><div>(55-68) D</div><div>(39-54) E</div><div>(21-38) F</div><div>(1-20) G</div></div><div>Not environmentally friendly - higher CO<sub>2</sub> emissions</div></div>
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

## 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

#### Lounge

3.44m x 3.15m (11'3" x 10'4")  
Part glazed entrance door and  
window to front. Inset ceiling  
lighting and recessed brick  
fireplace with space for an  
electric fire.

#### Inner Hall

Stairs to first floor and inset  
ceiling lighting, door to:

#### Kitchen/Breakfast Room

3.44m x 2.99m (11'3" x 9'9" )  
Half glazed door and window to  
rear. Re-fitted units to eye and  
base level finished with square  
edge work surfaces and tiled  
surround. Stainless steel sink  
unit with drainer and mixer  
taps. Built-in oven, hob and  
extractor. Space for fridge  
freezer. Integrated dishwasher

and washing machine.  
Concealed gas fired  
combination boiler.

#### Bathroom

White suite comprising bath with  
mixer taps and shower  
attachment, inset wash hand  
basin and low level WC with  
concealed cistern. Tiled walls  
and floor. Inset ceiling lighting.  
Heated towel rail.

### FIRST FLOOR

#### Landing

Stairs to ground floor.

#### Bedroom One

3.19m x 3.52m (10'5" x 11'6" )  
Window to front and inset  
ceiling lighting.

#### Bedroom Two

2.66m x 2.28m (8'8" x 7'5" )  
Window to rear with farmland  
views and inset ceiling lighting.

### EXTERIOR

#### Rear Garden

Commencing with a paved patio  
area with outside lighting and  
gate to side. Raised timber  
decking area ideal for  
entertaining and space for  
timber shed.

## Garage

5.13m x 2.51m (16'10" x 8'3")  
Double hinge doors to front and  
loft space ideal for storage.

## Viewings.

Strictly by appointment only  
through the selling agent Paul  
Mason Associates on 01621  
742310.

## Services

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

## 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

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Paul Mason Associates Limited Registered in England Number - 6767946  
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