

Paul Mason Associates



Beech Drive, Latchingdon, Essex, CM3 6XT
Guide Price £450,000 - £475,000

- Built by the reputable EJ Taylor & Sons in 2019
- Presented to a high standard throughout
- Three bedroom link detached house
- Spacious lounge with bi-fold doors leading to the garden
- Modern fitted kitchen with a range of integrated appliances
- Family bathroom, ensuite shower room and ground floor cloakroom
- Garage with electric roller door to front
- Block paved driveway providing off street parking
- Well maintained secluded South facing rear garden
- EPC - B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

Guide Price £450,000 - £475,000Built by the reputable EJ Taylor & Sons in 2019 is this splendid link detached house situated in the highly sought after village of Latchingdon, within the popular Dengie Peninsular.

The property is presented to a high standard throughout with the accommodation comprising three good size double bedrooms, modern ensuite shower room to master bedroom plus family bathroom and ground floor cloakroom, 16'10 x 16'4 lounge/dining room with bi-fold doors leading to the rear garden and modern fitted kitchen with a range of integrated appliances to remain.

Further features include a secluded and well maintained South facing rear garden, block paved driveway providing off street parking, garage with electric roller door to front, gas central heating and UPVC double glazed windows.

Latchingdon is ideally situated within 7 miles of nearby towns including Maldon, Burnham-On-Crouch and South Woodham Ferrers, along with Chelmsford being approximately 14 miles away. 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.



Distances

Latchingdon Church of England
Primary School (0.3 mile)
Althorne Train station (2.5 miles)
North Fambridge Train Station (3.5
miles)
Maldon Town Centre (6miles)
Burnham-On-Crouch (6.5 miles)

All mileages are approximate

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Cloakroom

Lounge/Dining Room

5.15m x 5.00m (16'10" x 16'4")

Kitchen

3.15m x 2.54m (10'4" x 8'3")

FIRST FLOOR

Bedroom One

3.57m x 3.36m (11'8" x 11'0")

Ensuite Shower Room

Bedroom Two

5.58m x 2.88m (18'3" x 9'5")

Bedroom Three

4.52m + wardrobes x 2.81m (14'9" +
wardrobes x 9'2")

Landing - Partially Board With Pull Down Ladder

EXTERIOR

Garage

Front Garden/Driveway

Rear Garden

Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas central heating

Local Authority - Maldon

Viewings

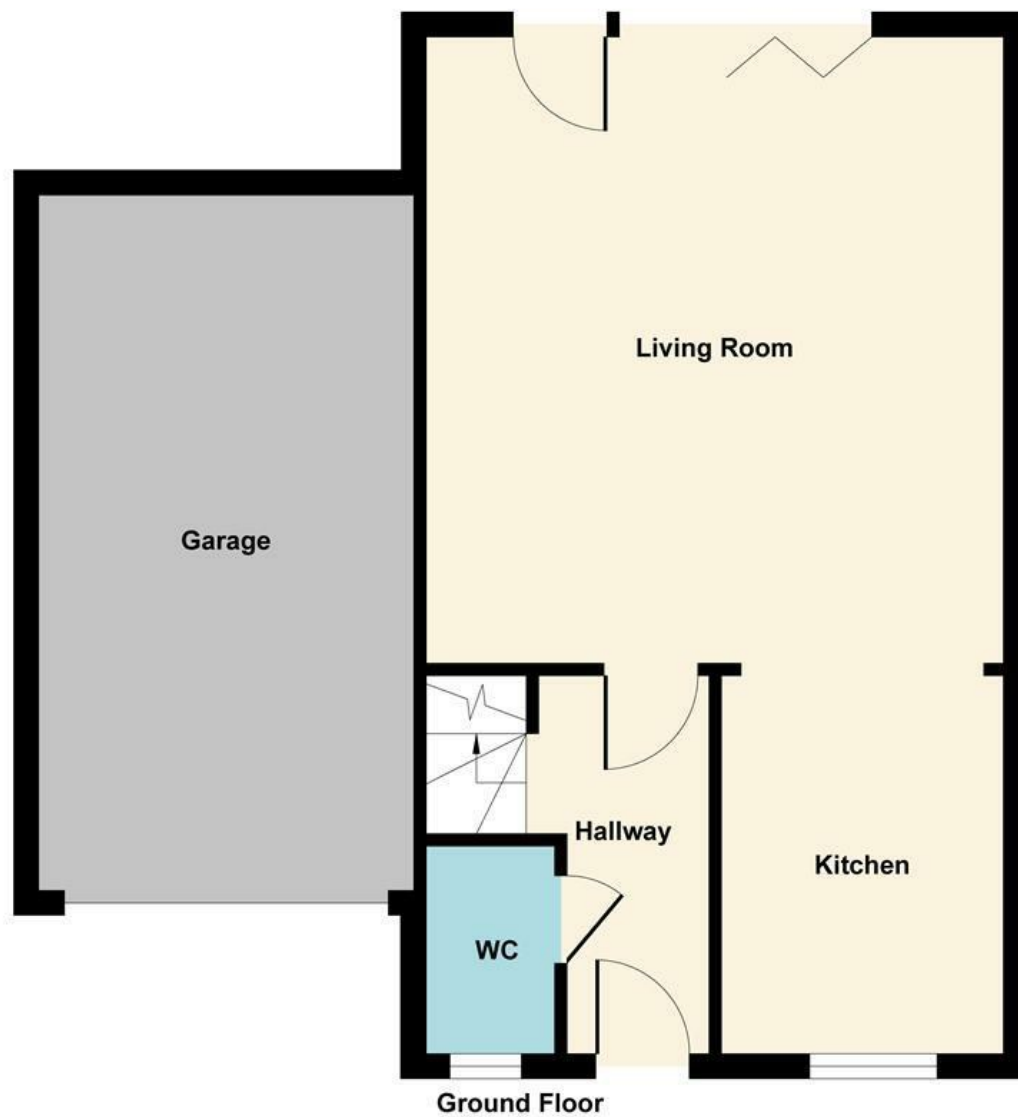
Strictly by appointment only through
the selling agent Paul Mason
Associates 01621 742310.

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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Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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