

Paul Mason Associates



The Street, Latchingdon, Essex, CM3 6JR

Offers in excess of £325,000

- Detached Bungalow
- Village Location
- Two Double Bedrooms
- Family Bathroom
- Lounge
- Kitchen
- Conservatory
- Good sized Garden
- Driveway Parking
- EPC - TBC

This desirable two bedroom detached bungalow is conveniently located in the attractive village of Latchingdon, 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. 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 is well maintained commencing an entrance hall, a bright lounge with a window to the front and glazed doors to the side opening to the garden, two double bedrooms, a fitted kitchen, three piece bathroom suite and a conservatory to the rear overlooking the rear garden which is well maintained with decorative flower beds and a paved patio seating area. Externally to the front of the property is a generous driveway setting the property back from the road and providing off road parking for numerous vehicles.

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

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			
EU Directive 2002/91/EC		England & Wales	



Total area: approx. 770.8 sq. feet

Produced by Property Trader 01245 323355Disclaimer: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 Fambridge Train Station
(3 miles)
Maldon Town Centre (6miles)
Burnham-On-Crouch (6.5 miles)

All mileages are approximate

Accommodation

Entrance Hall

Lounge

5.13 x 3.63 (16'9" x 11'10")

Kitchen

3.08 x 3.01 (10'1" x 9'10")

Conservatory

3.18 x 2.88 (10'5" x 9'5")

Bedroom One

3.71 x 3.28 (12'2" x 10'9")

Bedroom Two

3.25 x 2.26 (10'7" x 7'4")

Family Bathroom

EXTERIOR

Front Garden

Rear Garden

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.



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Paul Mason Associates Limited Registered in England Number - 6767946
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