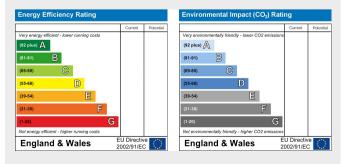


- New Exclusive Development in Latchingdon
- Close to Countryside
- Detached Bungalow with Field Views
- Open Plan Kitchen/Dining Room and Living Room
- Family Bathroom
- Three Good Sized Bedrooms
- Secluded Rear Garden
- Off Road Parking and Garage
- Excellent Transport Links Nearby
- EPC TBC



\*\* OPEN HOUSE - 15th November 2025 from 10am - CALL TO BOOK YOUR APPOINTMENT\*\*

Introducing Sunmead, an exclusive collection of just 25 beautifully crafted new homes, perfectly positioned just off Burnham Road in the charming village of Latchingdon, Chelmsford. Nestled close to the breath taking Essex countryside, this thoughtfully designed development blends modern living with the area's traditional architectural style.

Sunmead offers a range of high-quality homes, including 3 and 4 bedroom houses, as well a 3 bedroom bungalow – all built to exceptional standards with flooring fitted throughout. Each property benefits from its own private garden, dedicated parking, and power provided for future installation of EV charging.

Whether you're looking for a peaceful countryside retreat or a stylish family home, Sunmead delivers comfort, style, and convenience in an idyllic setting.

VIEWINGS ARE BY APPOINTMENT ONLY – contact us today to book your viewing!



#### Location...

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.

#### **Distances**

Latchingdon Primary School - 0.5 miles
Althorne Railway Station - 2.6 miles
Maldon - 6.6 miles
Southend (London) Airport - 19.7 miles

(All mileages are approx)

#### **ACCOMMODATION**

#### **GROUND FLOOR**

### **Entrance Hall**

## Kitchen/Living/Dining 6.14m x 7.03m (20'1" x 23'0")

#### **Bedroom One**

3.76m x 2.97m (12'4" x 9'8")

#### **Bedroom Two**

3.17m x 3.05m (10'4" x 10'0")

### **Bedroom Three**

3.11m x 2.70m (10'2" x 8'10")

## **Family Bathroom**

#### **EXTERIOR**

**Turfed Rear Garden** 

## Off Road Parking

## Garage

## **Property Services**

Gas - N/A
Electric - Mains
Water - Mains
Drainage - Mains
Heating - Air Source Heat Pump
Local Authority - Maldon

### 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.













35 The Street Latchingdon Chelmsford Essex CM3 6JP

T: 01621 742 310

Bruce House 17 The Street Hatfield Peverel Chelmsford CM3 2DP

T: 01245 382 555

## Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946 Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP











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