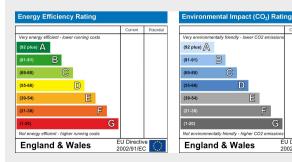


- Exclusive Development in Latchingdon
- Close to Countryside
- Three Bedroom Link-Detached
   House
- Open Plan Living/Dining Area
- Family Bathroom, Downstairs
   Cloakroom and En-Suite to Master
   Bedroom
- Fully Fitted Kitchen
- Secluded Rear Garden
- Allocated Parking with EVC
- Excellent Transport Links Nearby
- EPC TBC

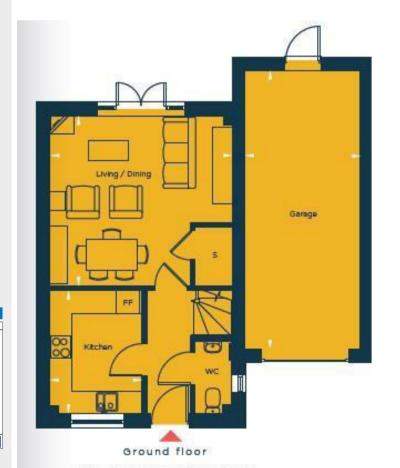


\*\*MORE IMAGES COMING SOON\*\*......Introducing Sunmead, an exclusive collection of just 25 beautifully crafted new homes, perfectly positioned just off Burnham Road in the charming village of Latchingdon, Chelmsford. Nestled close to the breathtaking Essex countryside, this thoughtfully designed development 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 an EVC.

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!





First floor

\*Mirrored version of plan shown

#### 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 Hallway**

### Kitchen

2.45m x 3.25m (8'0" x 10'7")

#### Cloakroom

## Living/Dining Room

4.78m x 4.45m (15'8" x 14'7")

#### FIRST FLOOR

#### Bedroom One

2.63m x 3.69m (8'7" x 12'1")

#### En-Suite

### Bedroom Two

3.19m x 5.31m (10'5" x 17'5")

### **Bedroom Three**

2.49m x 3.29m (8'2" x 10'9")

## **Family Bathroom**

#### **EXTERIOR**

#### **Turfed Rear Garden**

### Parking with EVC

## **Property Services**

Gas - N/A Electric - Mains

Motor Maine

Water - Mains

Drainage - Mains

Heating - Air Source Heat Pump 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.

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.

### Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.









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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