

Paul Mason Associates



Cold Norton Road, Latchingdon, Essex, CM3 6HP
Offers in excess of £475,000 - £575,000

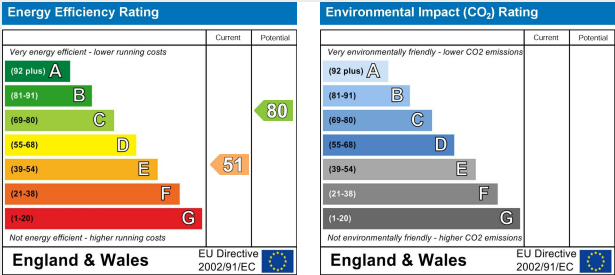
- No Onward Chain
- Three Bedroom Detached House
- Two Reception Rooms
- Non-Estate Position
- Well Presented Throughout
- Garage
- Gated Driveway
- Field Views
- Outbuilding With Versatile Use
- EPC - E

No Onward Chain.....This well presented three bedroom detached house is situated in a non-estate position, with beautiful field views from the first floor. The property is located in the village of Latchingdon on 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 begins with an entrance porch which includes a storage cupboard and a hallway providing access to the kitchen, cloakroom and dining room which leads through to the lounge with a feature red brick fireplace and further storage under the stairs. The first floor landing provides access to the generous family bathroom and the three bedrooms, bedroom one measuring a sizeable 5.44m max x 2.49m.

Externally, the property benefits from an electric gated entrance onto the driveway which provides off road parking for numerous vehicles and also has a garage. The rear garden boasts a beautiful paved patio entertainment area with a large pergola seating area. The garden also benefits from an outbuilding with versatile uses.

Viewing comes highly recommended to fully appreciate the property on offer.



ACCOMMODATION

GROUND FLOOR

Entrance Porch

Entrance Hall

Cloakroom

Kitchen

2.84m x 2.26m (9'4" x 7'5")

Dining Room

3.84m x 2.46m (12'7" x 8'1")

Lounge

4.70m + recess x 3.33m max (15'5" + recess x 10'11" max)

FIRST FLOOR

Landing

Bedroom One

5.44m max x 2.49m (17'10" max x 8'2")

Bedroom Two

2.49m x 2.39m (8'2" x 7'10")

Bedroom Three

2.49m x 2.39m (8'2" x 7'10")

Family Bathroom

EXTERIOR

Rear Garden

Garage

Outbuilding/Annex

Property Services

Gas -

Electric - Mains

Water - Mains

Drainage - Mains

Heating -

Local Authority -

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.



Paul Mason Associates

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Paul Mason Associates Limited Registered in England Number - 6767946
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