

Paul Mason Associates



Sunmead, Latchingdon, Chelmsford, CM3 6FN

£525,000



- Four Bedroom Detached House
- Garage
- Off Road Parking
- Kitchen/Dining Room with Bi-Fold Doors Opening to the Lounge
- Study
- Ground Floor Cloakroom and First Floor Bathroom
- En-Suite to Bedroom One
- Brand New Family Home
- Semi-Rural Village Location
- EPC - TBC

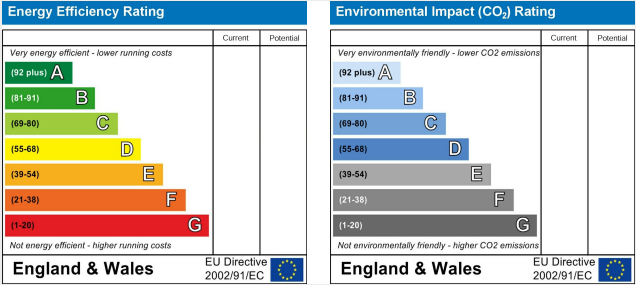
\*\*\*OPEN DAY 17TH JANUARY - BY APPOINTMENT ONLY\*\*\*

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

## ACCOMMODATION

### GROUND FLOOR

Entrance Hall

Study

1.99m x 2.78m (6'6" x 9'1")

Lounge

3.27m x 5.03m (10'8" x 16'6")

Kitchen/Dining Room

3.73m x 5.69m (12'2" x 18'8")

Cloakroom

### FIRST FLOOR

Landing

Bedroom One

3.40m x 3.13m (11'1" x 10'3")

En-Suite

Bedroom Two

3.27m x 2.90m (10'8" x 9'6")

Bedroom Three

3.04m x 2.65m (9'11" x 8'8")

Bedroom Four

3.29m x 1.84m (10'9" x 6'0")

Bathroom

### EXTERIOR

Rear Garden

Garage

Off-Road Parking

### Property Services

Gas - NA

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Air Source Heat Pump

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.



*Paul Mason* Associates

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Sales | Lettings | Development | Investment

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







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