

Paul Mason Associates



Sunmead, Latchingdon, Chelmsford, CM3 6FN

£400,000

- Three Bedroom Link Detached House
- Lounge/Dining Room
- Off Road Parking
- Garage
- En-Suite to Bedroom One
- Ground Floor Cloakroom and First Floor Bathroom
- Secluded Rear Garden
- Brand New Home
- Semi-Rural Village Location
- EPC - TBC

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		EU Directive 2002/91/EC	
England & Wales		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		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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

Latchingdon is a village 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.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Kitchen

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

Lounge/Dining Room

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

Cloakroom

FIRST FLOOR

Landing

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")

Bathroom

EXTERIOR

Garage

Rear Garden

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.

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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Sales | Lettings | Development | Investment

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