

oakheart



£325,000

Asking Price

The Street, Latchingdon, Chelmsford



*** Guide Price £300,000 - £350,000 ***

This delightful three-bedroom residence offers ample space for comfortable living. Upon entering, you are greeted by a practical porch, perfect for storing coats and shoes. This leads into a spacious living and dining room, ideal for family gatherings and meals. The kitchen, conveniently situated off the living area, provides a functional space for preparing your favorite dishes while maintaining separation from the main living area.

Upstairs, you will find three generously sized bedrooms and family bathroom that offer versatile options for families. Whether you require additional space for a home office or a hobby room, this layout accommodates your family's

diverse needs.

A standout feature of this property is its expansive private garden, accessible through double patio doors from the living room. This outdoor space is perfect for children's playtime, weekend barbecues, or simply enjoying fresh air and sunshine.

Additional conveniences include a front garden with an adjacent private driveway that accommodates 2-3 cars, along with a garage for extra storage. This home is ready for you to move in and start creating lasting memories.

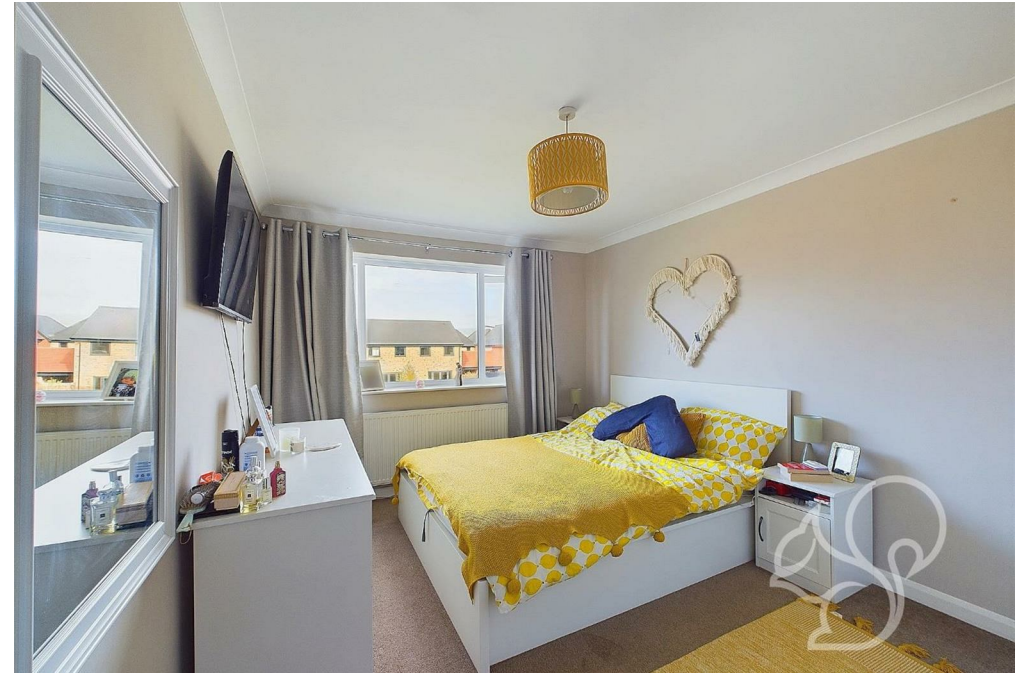
This charming family home located in the heart of Latchingdon village, a

community rich in amenities ideal for family life. Local shops, a friendly pub, a petrol station, an indoor bowling club, and a primary school are all conveniently close, ensuring you have everything you need within easy reach.

Whether you're looking for the perfect family home or considering it as an investment opportunity, this property truly ticks all the boxes. We highly recommend scheduling a viewing to fully appreciate the charm and potential this home has to offer.



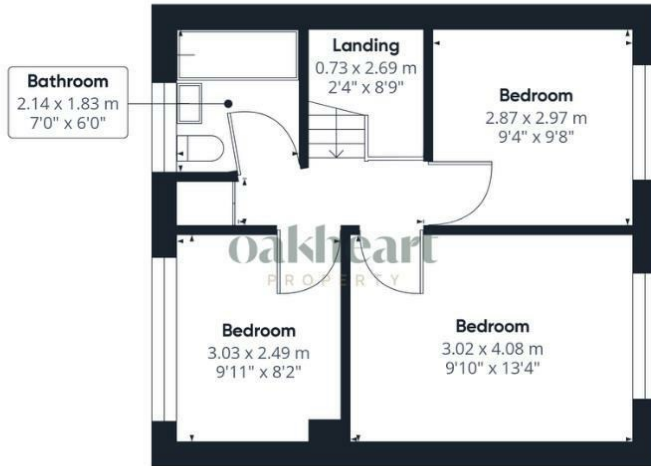








Ground Floor



Floor 1

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Approximate total area[®]
70.64 m²
760.36 ft²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Local Authority:
Maldon District Council

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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