

Paul Mason Associates



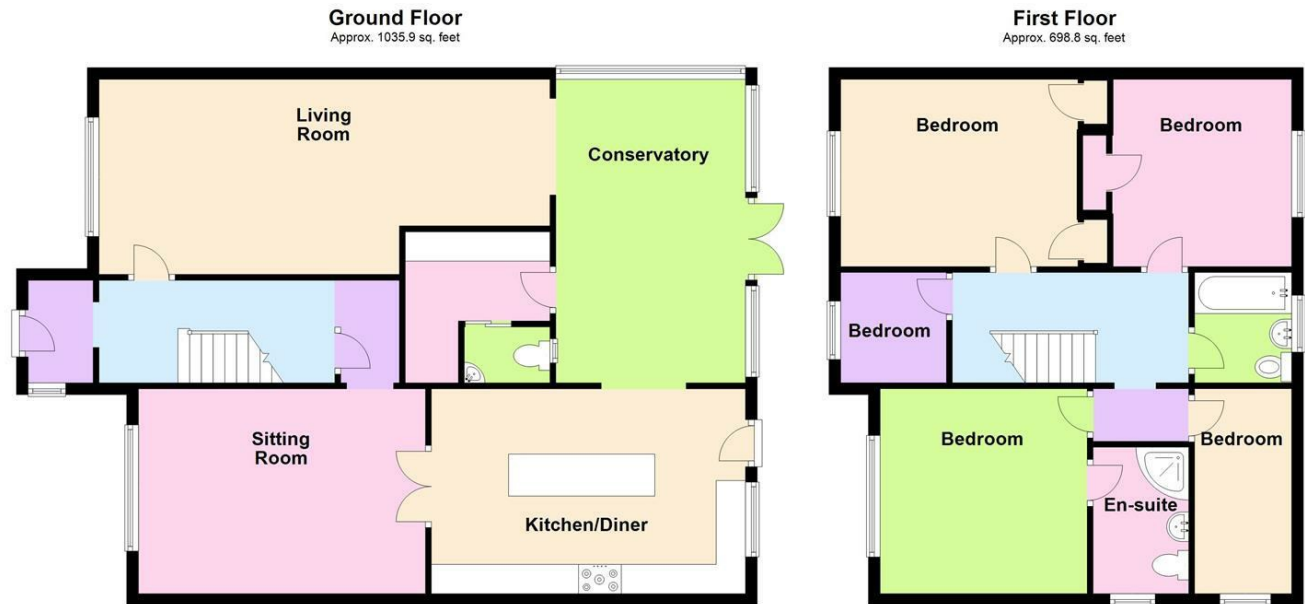
Ramsey Chase, Latchingdon, CM3 6JT

Guide price £525,000

- Spacious Accommodation Throughout
- Refitted Kitchen/Breakfast Room
- Utility Room
- Three Reception Rooms
- En-Suite to Master
- Five Bedrooms
- Off-Road Parking
- Landscaped Rear Garden
- Countryside Views to Rear
- EPC - TBC

This substantial five bedroom house is located in the village of Latchingdon. The village provides a number of amenities including village shops, public house, petrol station, indoor bowling club and a primary school. To the ground floor the accommodation comprises an entrance porch, hallway, lounge, conservatory/dining room, utility room, cloakroom, newly fitted kitchen/breakfast room and second reception room. To the first floor there is a landing providing access to bedroom one benefitting from an en-suite, four further bedrooms and a family bathroom. Externally the property boasts a landscaped rear garden with countryside views to rear, an entertainment room and outdoor seating areas. To the front of the property is a driveway providing off-road parking for numerous vehicles. Viewings come highly recommended to appreciate the size of the property on offer.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	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			
	69		77
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			
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	



Total area: approx. 1734.7 sq. feet

Distances

Latchingdon Primary School - 0.3 miles

Althorne Train Station - 3.1 miles

North Fambridge Train Station - 3.3 miles

Maldon - 6.2 miles

Chelmsford City Centre - 14.2 miles

All mileages are approximate

Accommodation

Ground Floor

Entrance Porch

1.8m x 1.0m (5'10" x 3'3")

Double glazed window to front and side. Composite entrance door.

Wood effect flooring. Opening to :-

Hallway

5.1m x 1.8m (16'8" x 5'10")

Coved ceiling. Stairs to first floor.

Two storage cupboards. Wood effect flooring. Radiator. Doors to :-

Lounge

7.8m x 3.3m (25'7" x 10'9")

Double glazed window to front.

Coved ceiling. TV point. Radiator.

Opening to :-

Conservatory/Dining Area

5.0m x 3.6m (16'4" x 11'9")

Double glazed window to rear.

Double glazed French doors leading to rear garden. Wood effect flooring.

Radiator. Door to :-

Utility Room

3.6m x 2.3m (11'9" x 7'6")

Modern units fitted to eye and base level. Tiled splashbacks. Space for washing machine, dryer, fridge and freezer. Coved ceiling. Wood effect flooring. Door to :-

Cloakroom

1.4m x 1.0m (4'7" x 3'3")

Window to rear. Two piece suite comprising wash hand basin and low level WC. Wood effect flooring.

Kitchen/Breakfast Room

5.4m x 3.4m (17'8" x 11'1")

Double glazed window to rear.

Double glazed door leading to rear garden. Modern white units fitted to eye and base level with stone effect work surfaces. Composite 1 1/2 sink with drainer. Tiled splashbacks. Integrated dishwasher and fridge-freezer. Space for range style cooker. Large breakfast bar with stools. Coved ceiling. Inset spotlights. Wood effect flooring. Opening to :-

Reception Room Two

5.0m x 3.6m (16'4" x 11'9")

Double glazed window to front.

Coved ceiling. TV point. Radiator.

FIRST FLOOR

Landing

3.2m x 3.0m (10'5" x 9'10")

Coved ceiling. Access to loft space.

Stairs to ground floor. Doors to :-

Bedroom One

3.6m x 2.9m (11'9" x 9'6")

Double glazed window to front.

Coved ceiling. Built in wardrobes. TV point. Radiator. Door to :-

En-Suite

2.5m x 1.7m (8'2" x 5'6")

Double glazed window to side with wooden shutters. Refitted three piece suite comprising large shower cubicle with attachments, vanity wash hand basin with storage below

and concealed WC. Storage units. Coved ceiling. Inset spotlights. Fully tiled walls. Wood effect flooring. Chrome heated towel rail.

Bedroom Two

3.8m x 3.0m (12'5" x 9'10")

Double glazed window to front.

Coved ceiling. Two built in storage cupboards. TV point. Radiator.

Bedroom Three

3.1m x 3.0m (10'2" x 9'10")

Double glazed window to rear with countryside views. Coved ceiling.

Built in cupboard. TV point. Radiator.

Bedroom Four

3.5m x 1.9m (11'5" x 6'2")

Double glazed window to side.

Coved ceiling. Built in storage cupboard. TV point. Radiator.

Bedroom Five

2.7m x 2.2m (8'10" x 7'2")

Double glazed window to front.

Coved ceiling. Radiator.

Family Bathroom

2.1m x 2.0m (6'10" x 6'6")

Obscure double glazed window to rear. Three piece suite comprising panelled bath with attachments, low level WC and pedestal wash hand basin. Coved ceiling. Fully tiled walls. Tile effect flooring. Heated chrome towel rail.

EXTERIOR

Rear Garden

Landscaped rear garden commencing large sandstone patio seating area with the remainder laid to lawn with various flower, tree and shrub borders. Two undercover

seating areas. Access to frontage via side gate. Outside tap. Outside lighting. Large storage area.

Bar/Entertainment Room

5.0m x 4.0m (16'4" x 13'1")

Window to front and side. Wooden entrance door. Power and lighting connected. Wood flooring.

Frontage

Large driveway providing off-road parking for numerous vehicles with grey decorative shingle. Hedged border. Outside lighting.

Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas Central Heating

Local Authority - Maldon District Council

Viewings.

Strictly by appointment only through the selling agent Paul Mason Associates on 01621 742310.

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.



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