

Paul Mason Associates



The Street, Latchingdon, CM3 6JS

Guide price £475,000

- 10 Structural warranty
- Mostly re-built and extended detached family house
- Four bedrooms
- En-suite to main bedroom plus family bathroom
- Open plan lounge kitchen/breakfast room with fitted kitchen units and appliances
- First floor study area
- Utility room and separate ground floor shower room
- Underfloor heating to the ground floor
- Close to local school and shops
- EPC - C

A detached family residence which has been mainly re-built to offer four double bedrooms and a large open plan living space to the ground floor, located on a large plot of approx. 91' x 72'. The property has been refurbished and extended to a high standard in keeping with the surrounding properties with render and weatherboarding to the exterior, complimented with a slate tiled roof. The accommodation to the ground floor is reached via an entrance porch and hallway which leads to the open plan 25'3" x 22'0" lounge, dining and kitchen with double doors that open into the rear garden. The kitchen has been fitted to a high standard with matching island unit which provides an excellent area for entertaining. There is a separate utility room, useful ground floor bedroom/sitting room and a shower room. The first floor commences with a large open space study/sitting room which provides access to the three first floor bedrooms, with the main bedroom benefitting from an ensuite, plus there is a family bathroom. The property will be provided with a ten year structural warranty. Please call to register your interest.

Paul Mason Associates  
Leave Blank



Approx. Gross Internal Floor Area 1776 sq. ft / 165.09 sq. m

Produced by Elements Property

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>			
	80		87
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>			
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	

## Distances

Latchingdon Church of England  
Primary School (0.1 mile)  
Althorne Train station (3 miles)  
North Farnbridge Train Station (3  
miles)  
Maldon Town Centre (6miles)  
Burnham-On-Crouch (6.5 miles)

All mileages are approximate

## Accommodation

### GROUND FLOOR

#### Entrance Hall

**Open Plan Lounge/Dining/Kitchen**  
7.71m x 6.73m (25'3" x 22'0")

#### Utility Room

1.79m x 1.25m (5'10" x 4'1")

#### Ground Floor Shower Room

2.12m x 2m (6'11" x 6'6")

#### Ground Floor Bedroom

3.71m x 2.81m (12'2" x 9'2")

### FIRST FLOOR

#### Landing/Study Area

5.03m x 3.50m (16'6" x 11'5")

#### Bedroom One

4.30m x 3.54m (14'1" x 11'7")

#### En-suite

3.53m x 1.51m (11'6" x 4'11")

#### Bedroom Two

3.71m x 3.54m (12'2" x 11'7")

#### Bedroom Three

3.53m x 3.67m (11'6" x 12'0")

## Bathroom

### Viewings.

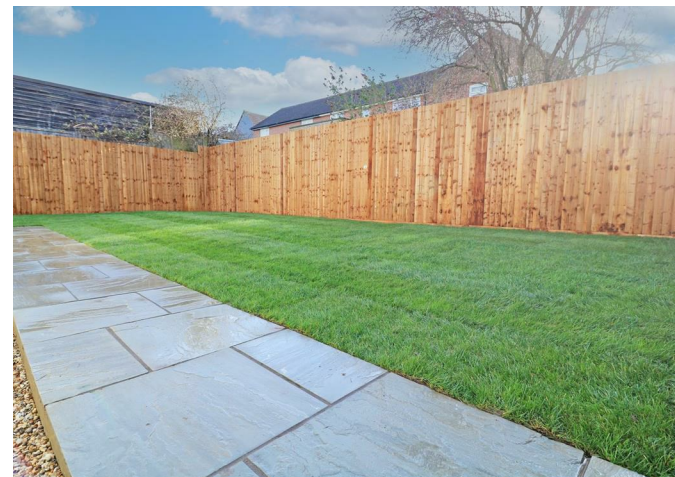
Strictly by appointment only  
through the selling agent Paul  
Mason Associates on 01621  
742310.

### 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.

### Services

Gas central heating with underfloor  
heating to the ground floor and  
radiators to the first floor.  
Pressurised cylinder for the hot  
water. Mains water and drainage.



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Paul Mason Associates Limited Registered in England Number - 6767946  
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