

Paul Mason Associates

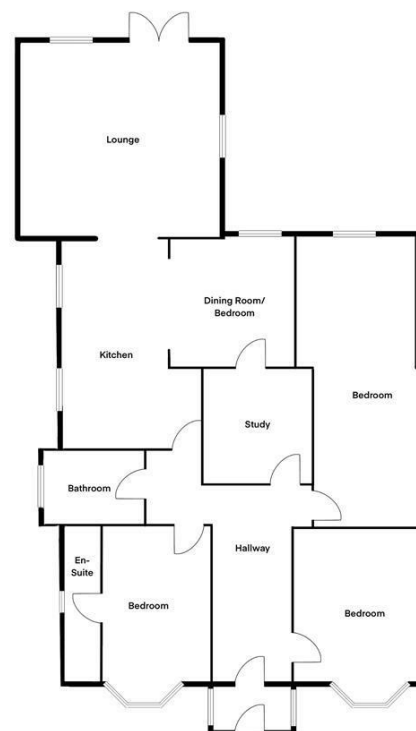


Burnham Road, Latchingdon, CM3 6EU  
Offers in excess of £430,000



- Village Location
- Refitted Kitchen
- Spacious Accommodation Throughout
- Three Reception Rooms
- En-Suite to Bedroom One
- Four Double Bedrooms
- Generous Frontage
- Large Secluded Rear Garden
- Single Garage
- EPC - D

DECEPTIVELY SPACIOUS..... This four bedroom semi detached bungalow is situated at the heart of Latchingdon village. The village provides a number of amenities including village shops, public house, petrol station, indoor bowling club and a primary school. The accommodation comprises an entrance porch, hallway, bedroom one which benefits from a refitted en-suite, three further double bedrooms, refitted family bathroom, refitted kitchen and lounge. Externally the property is set back from the road with a generous frontage providing off road parking for numerous vehicles and access to the single garage. To the rear, the property boasts a large rear garden with a variety of fruit trees, flowers and shrubs. Viewings come highly recommended to fully appreciate the space of the accommodation on offer.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> <small>Not energy efficient - higher running costs</small>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
	80		
66			
<b>England &amp; Wales</b> EU Directive 2002/91/EC		<b>England &amp; Wales</b> EU Directive 2002/91/EC	

## Distances

Latchingdon Primary School - 0.2 miles

Althorne Railway Station - 2.6 miles

Maldon - 6.4 miles

Southend (London) Airport - 19.7 miles

(All mileages are approx.)

## Accommodation

### Ground Floor

#### Entrance Porch

1.8m x 1.2m (5'10" x 3'11")

Double glazed entrance door to front. Dual aspect windows to sides.

Wood effect flooring. Door to :-

#### Entrance Hall

4.6m x 1.1m (15'1" x 3'7")

Access to loft hatch. Coved ceiling.

Doors to :-

#### Bedroom One

3.6m x 3.0m (11'9" x 9'10")

Double glazed bay window to front.

Coved ceiling. Fitted wardrobes.

Radiator. Door to :-

#### En-Suite

3.0m x 1.1m (9'10" x 3'7")

Obscure double glazed window to

side. Refitted three piece white suite comprising large shower cubicle with attachment, vanity wash hand basin with storage below and low level WC. Fully tiled walls and flooring. Heated chrome towel rail.

#### Bedroom Two

6.8m x 2.6m (22'3" x 8'6")

Double glazed window to rear.

Coved ceiling. Built in wardrobes.

Radiator.

#### Bedroom Three

3.6m x 3.2m (11'9" x 10'5" )

Double glazed bay window to front.

Coved ceiling. TV point. Radiator.

#### Bedroom Four

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

Double glazed window to rear.

Coved ceiling. Built in wardrobes.

Wood effect flooring. Radiator.

#### Study/Dining Room

2.6m x 2.5m (8'6" x 8'2")

Skylight. Coved ceiling. Radiator.

#### Family Bathroom

2.3m x 2.2m (7'6" x 7'2")

Obscure double glazed window to rear. Refitted three piece suite comprising large shower cubicle

with attachments, pedestal wash hand basin and low level WC. Inset spotlights. Built in cupboard. Fully tiled walls and flooring. Heated chrome towel rail.

#### Kitchen/Breakfast Room

5.8m x 3.3m (19'0" x 10'9")

Two double glazed windows to side.

Modern sage green units fitted to eye and base level with solid oak

work surfaces. Inset 1 1/2 sink with

drainer. Four ring induction hob with

extractor hood over. Electric oven.

Space for fridge-freezer,

dishwasher and washing machine.

Inset spotlights. Coved ceiling. Tiled

flooring. Radiator. Opening to :-

#### Lounge

4.5mx 4.1m (14'9"x 13'5")

Dual aspect windows to rear and

side. Double glazed French doors

leading to rear garden. Coved

ceiling. TV point. Radiator.

## EXTERIOR

#### Rear Garden

Large paved patio seating area with the remainder laid to lawn with various fruit trees including apple,

pear, green gage, fig and plum as well as a blackberry climber and a range of flowers and shrubs. Timber summer house to remain.

Greenhouse to remain. Outside lighting. Outside tap. Double gates providing access to frontage.

### Single Garage

Up and over door.

### Frontage

Block paved driveway providing off-road parking for numerous vehicles with hedge border to front. Double gates leading to rear garden and garage. Outside lighting.

### Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas

Local Authority - Maldon

### 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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Paul Mason Associates Limited Registered in England Number - 6767946  
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