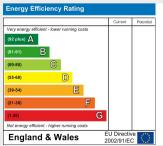
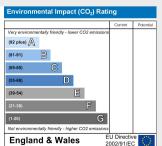


- Three Bedroom Semi-Detached
   House
- Kitchen/Dining Room
- Generously Sized Lounge
- Ground Floor Cloakroom and First Floor Bathroom
- En-Suite to Bedroom One
- Garage
- Off Road Parking
- Secluded Rear Garden
- Semi-Rural Village Location
- EPC TBC





\*\* OPEN HOUSE - 15th November 2025 from 10am - CALL TO BOOK YOUR APPOINTMENT\*\*

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!



Variance in layout shown in grey applies to plot 13 only.

"Mirrored version of plan shown

#### Location...

#### **Distances**

Latchingdon Primary School - 0.5 miles
Althorne Railway Station - 2.6 miles
Maldon - 6.6 miles
Southend (London) Airport - 19.7 miles

(All mileages are approx)

#### **ACCOMMODATION**

#### **GROUND FLOOR**

#### **Entrance Hall**

#### Cloakroom

# Kitchen/Dining Room

2.93m x 5.65m (9'7" x 18'6")

# Lounge

3.27m x 5.65m (10'8" x 18'6")

#### FIRST FLOOR

# Landing

## **Bedroom One**

3.27m x 3.61m (10'8" x 11'10")

## **En-Suite**

## **Bedroom Two**

2.93m x 3.30m (9'7" x 10'9")

## **Bedroom Three**

2.57m x 2.26m (8'5" x 7'4")

# **Family Bathroom**

#### **EXTERIOR**

# Frontage

Rear Garden

## Garage

# Off Road Parking

# **Property Services**

Gas -

Electric - Mains Water - Mains

Drainage - Mains

Heating -

Local Authority - Maldon

# **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.

# Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.







35 The Street Latchingdon Chelmsford Essex CM3 6JP

T: 01621 742 310

Bruce House 17 The Street Hatfield Peverel Chelmsford CM3 2DP

T: 01245 382 555

# Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946 Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP











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