



Ludgrove, Latchingdon, Essex CM3 6JU  
£360,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



Presented to a very good order is this three bedroom semi-detached house centrally located within Latchingdon. The village primary school is closeby along with various shops and amenities. Features include a lovely open plan style ground floor and also a good size rear garden with a fantastic covered wooden pergola perfect for outdoor summer evenings. Along with a GARAGE there is driveway parking for 2-3 cars. Energy rating D.



## Location Note

Latchingdon boasts a grade II listed and active church, a thriving Primary and pre-school; a well established indoor Bowls Centre. There is a community minded public house; a busy village hall serving the community from Scouts to Pilates as well as a host of other activities; two convenience stores; a Post Office and a petrol station. Latchingdon is central to numerous sailing fraternities, the nearest being just over two miles away in North Fambridge. Just a mile outside Latchingdon is LADS, a well established amateur dramatic society which stages 3/4 productions a year ranging from comedy to Shakespeare. Secondary schools can be found in Maldon, Burnham On Crouch & South Woodham Ferrers.

## FIRST FLOOR

### Bedroom One 11'9 x 9'9 (3.58m x 2.97m)

Window to front and radiator. Built-in wardrobe.

### Bedroom Two 11' x 9'10 (3.35m x 3.00m)

Window to rear and radiator, built-in wardrobe. Large airing cupboard housing hot water cylinder.

### Bedroom Three 8'10 x 7'2 (2.69m x 2.18m)

Window to front and radiator.

### Shower Room/wc

Window to rear and chrome ladder radiator. Large walk-in flush fitting shower cubicle. Vanity unit housing wash hand basin and wc. Fully tiled walls.

### Landing

Window to side, access to roof space, stairs to ground floor.

## GROUND FLOOR

### Entrance Porch

Part glazed entrance door, two windows, door to:

### Hall

Radiator, doors to kitchen and lounge.

### Lounge 15' x 10'6 (4.57m x 3.20m)

The lounge and kitchen have been opened up and now in a lovely open plan style. Large picture window to front, feature fireplace with gas fire.

### Kitchen Diner 17'3 x 10'8 (5.26m x 3.25m)

Double casement doors to the rear garden, window to rear and door to side. Radiator. Fitted kitchen with ample fitted base and wall units and matching island unit. Laminate work surfaces. Built-in oven, hob and extractor hood. Space for dishwasher and washing machine. Integrated fridge and freezer. Under stairs store cupboard housing the gas boiler.

## EXTERIOR

### Front

Brick driveway providing parking for 2-3 vehicles, access along side house via gate to:

### Rear Garden

Patio leading to lawn garden and path to brick terrace at rear. Store shed. Large wooden covered pergola perfect for alfresco dining!

### Garage

Located in block closeby.

### Agents Notes

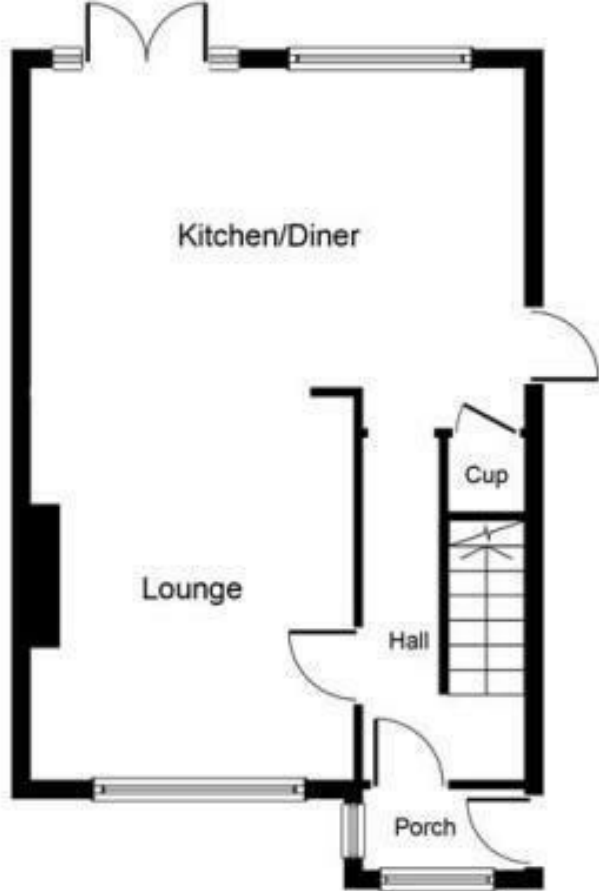
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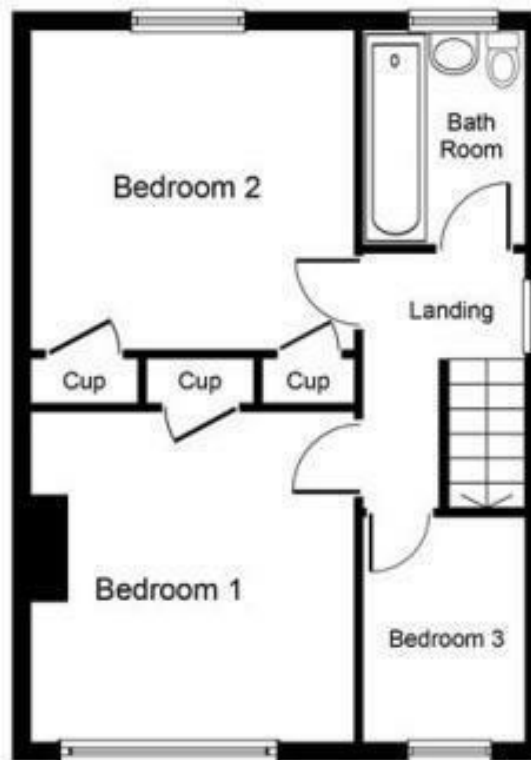




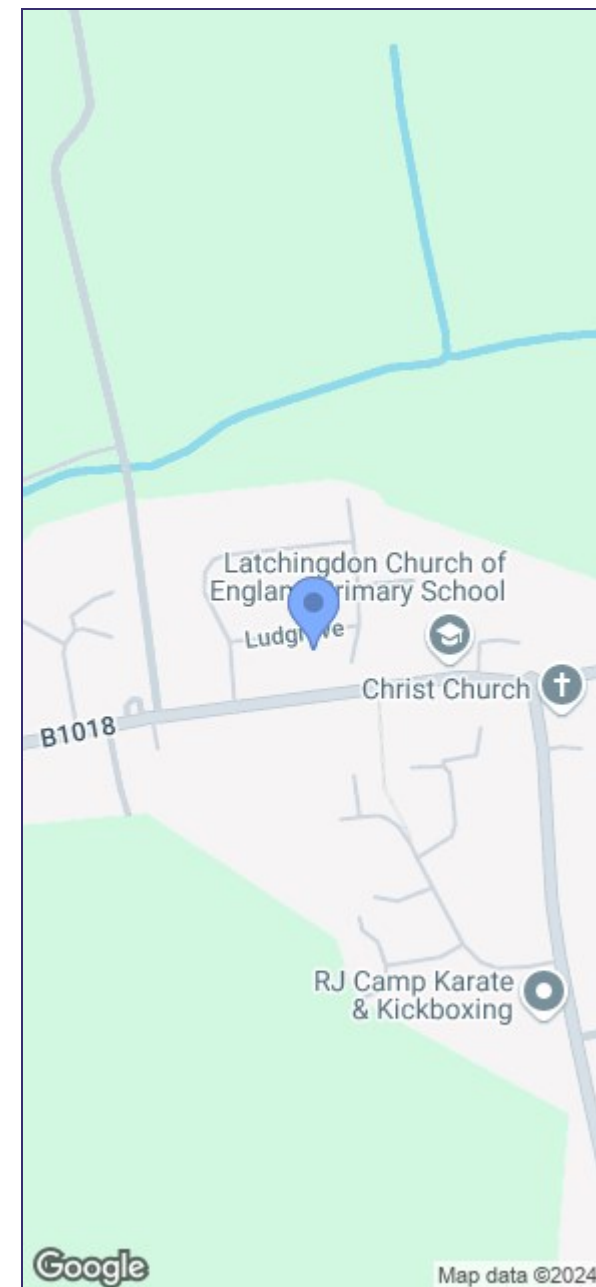




**Ground Floor**



**First Floor**



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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