



Bridgemans Green, Latchingdon , Essex CM3 6LJ
Guide price £475,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Guide Price £475,000 - £500,000. Presented to a very high order throughout is this spacious detached family home. The property is located within a desirable turning of just a few similar detached houses. In recent years, the present owners have carried out many improvements which include a fantastic garden room extension and new kitchen (both with under floor heating), new windows and doors throughout and the installation of a new boiler and pressurised hot water cylinder. Accommodation includes a master bedroom with en-suite shower room, three further bedrooms and a family bathroom to the first floor. On the ground floor is a quite wonderful open plan kitchen with island unit, dining area and garden room with a feature vaulted ceiling and bi-folding doors to the garden. There is also a triple aspect lounge with woodburner, study and cloakroom. Externally, there is a double detached garage, driveway for 4 cars and an un-overlooked southerly facing rear garden. Energy Rating C.



Location Note

The village of Latchingdon affords various amenities including a primary school, the Red Lion public house, church, two village stores, post office, community centre, playing field, bowls club and a takeaway restaurant. North Fambridge and Althorne Stations are both equidistant with rail services into Wickford and London's Stratford & Liverpool Street stations beyond. The historic market town of Maldon with it's many stores and boutiques is 6 miles away and the city of Chelmsford 16 miles away.

FIRST FLOOR

Master Bedroom 12' x 10'10 (3.66m x 3.30m)

En-Suite Shower Room/wc

Bedroom Two 11' x 9' (3.35m x 2.74m)

Bedroom Three 8'9" x 8'5" plus wardrobes (2.67m x 2.57m plus wardrobes)

Bedroom Four 9'5 x 8' (2.87m x 2.44m)

Family Bathroom/wc

Landing

GROUND FLOOR

Reception Hall

Cloakroom

Lounge 21'4 x 11' (6.50m x 3.35m)

A lovely triple aspect room overlooking the gardens. Double casement doors to garden.

Open Plan Kitchen & Dining Area 21'7 x 13'>10'4 (6.58m x 3.96m>3.15m)

A wonderful open plan room which also leads into the Garden room. The kitchen is very modern and includes all appliances. All units are high gloss and the work surfaces are quartz. There is a matching island unit. Appliances include double oven, hob, fridge, freezer, dishwasher, wine cooler and an extractor hood. Underfloor heating.

Garden Room 11'10 x 9'1 (3.61m x 2.77m)

A superb room featuring a vaulted ceiling and triple bi-fold doors which open out to the decking and rear garden. Large skylight and feature triangular window. Under floor heating.

Study 7'1 x 6' (2.16m x 1.83m)

EXTERIOR

Front

Driveway providing parking for 4 cars leading to:

Double Garage

Electric up and over door, door to rear garden.

Southerly Facing Rear Garden

Mainly lawn garden and including a large Millboard deck and porcelain patio.

Agents Notes

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

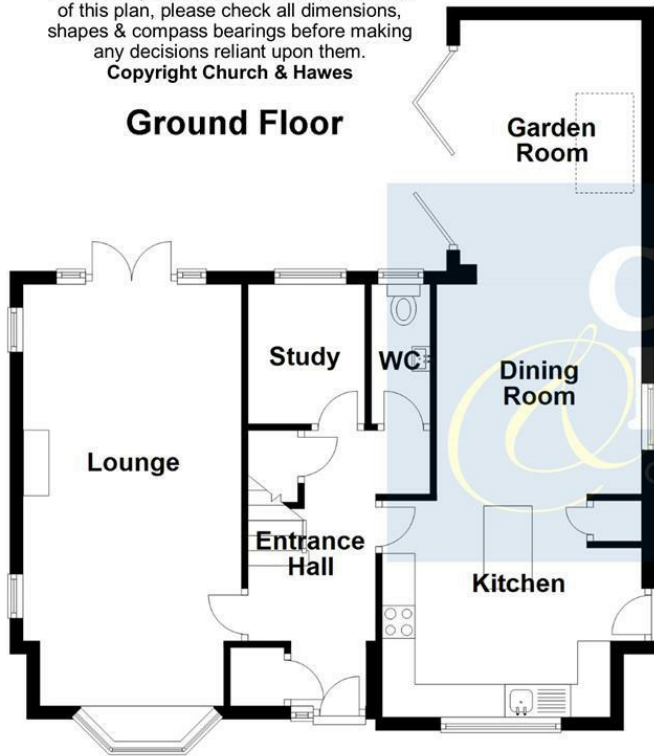




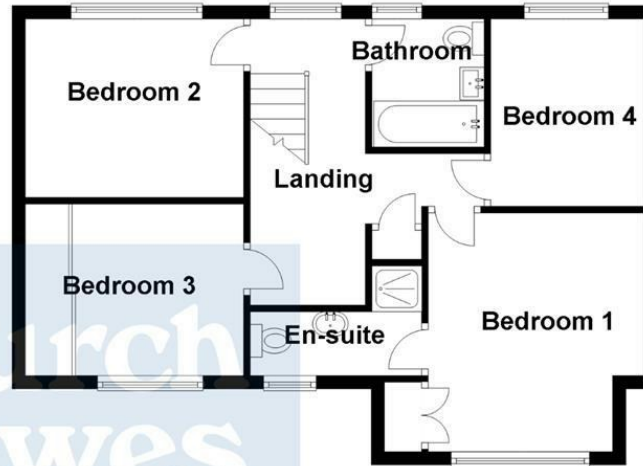
APPROX INTERNAL FLOOR AREA
127 SQ M 1366 SQ FT
EXCLUDING GARAGE

This plan is for layout guidance only and is
NOT TO SCALE
Whilst every care is taken in the preparation
of this plan, please check all dimensions,
shapes & compass bearings before making
any decisions reliant upon them.
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Ground Floor



First Floor



Outbuilding

