



83 The Street, Latchingdon , Essex CM3 6JS  
Price £330,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



OFFERED FOR SALE WITH NO ONWARD CHAIN! an opportunity has arisen to purchase this FOUR BEDROOM SEMI DETACHED family home. Situated within this village location within close proximity to amenities and the village primary school. Featuring accommodation comprising of first floor family bathroom whilst to the ground floor the property boasts cloakroom/w.c, kitchen plus utility room plus lounge/dining room with the addition of an adjoining conservatory to the rear overlooking the rear garden. Externally the property affords driveway providing ample off road parking plus single garage. Energy Efficiency Rating C. Council Tax Band D.

**Bedroom 1 11'4 x 11'3 (3.45m x 3.43m)**

Double glazed window to front, radiator, built in wardrobe.

**Bedroom 2 11'6 x 10'8 (3.51m x 3.25m)**

Double glazed window to rear, radiator.

**Bedroom 3 9'10 x 7'8 (3.00m x 2.34m)**

Double glazed window to rear, radiator.

**Bedroom 4 9'3 x 8'3 (2.82m x 2.51m)**

Double glazed window to front, radiator, built in wardrobe.

**Bathroom 6'3 x 5'3 (1.91m x 1.60m)**

Obscure double glazed window to side, radiator, low level w.c, wash hand basin, panelled bath with hand holds, wall mounted shower unit, tiled to walls.

**Landing**

Access to loft space, built in storage cupboard, coved to ceiling, stairs leading down to:

**Entrance Hallway**

Entrance door to front, radiator, coved to ceiling, doors to:

**Cloakroom/W.C**

Obscure glazed window to side, low level w.c, wash hand basin, tiled splash backs.

**Kitchen 10'1 x 7'11 (3.07m x 2.41m)**

Double glazed window to front, radiator, built in Neff oven, four ring hob and extractor hood, sink unit with mixer tap set into work surfaces, range of fitted base and wall mounted units.

**Utility Room 20'11 x 4'8 (6.38m x 1.42m)**

Doors to front and rear, radiator, sink unit set into work surfaces, space for washing machine.

**Lounge/Dining Room 19'6 max x 16'1 reducing to 11'6 (5.94m max x 4.90m reducing to 3.51m)**

Double glazed window to rear, two radiators, coved to ceiling, double doors to rear leading to conservatory.

**Conservatory 9'4 x 9'2 (2.84m x 2.79m)**

Double doors to rear leading to garden, tiled floor.

**Rear Garden**

Mainly laid to lawn, fenced to boundaries.

**Frontage**

Driveway providing ample off road parking leading to:

**Garage**

Up and over door to front.

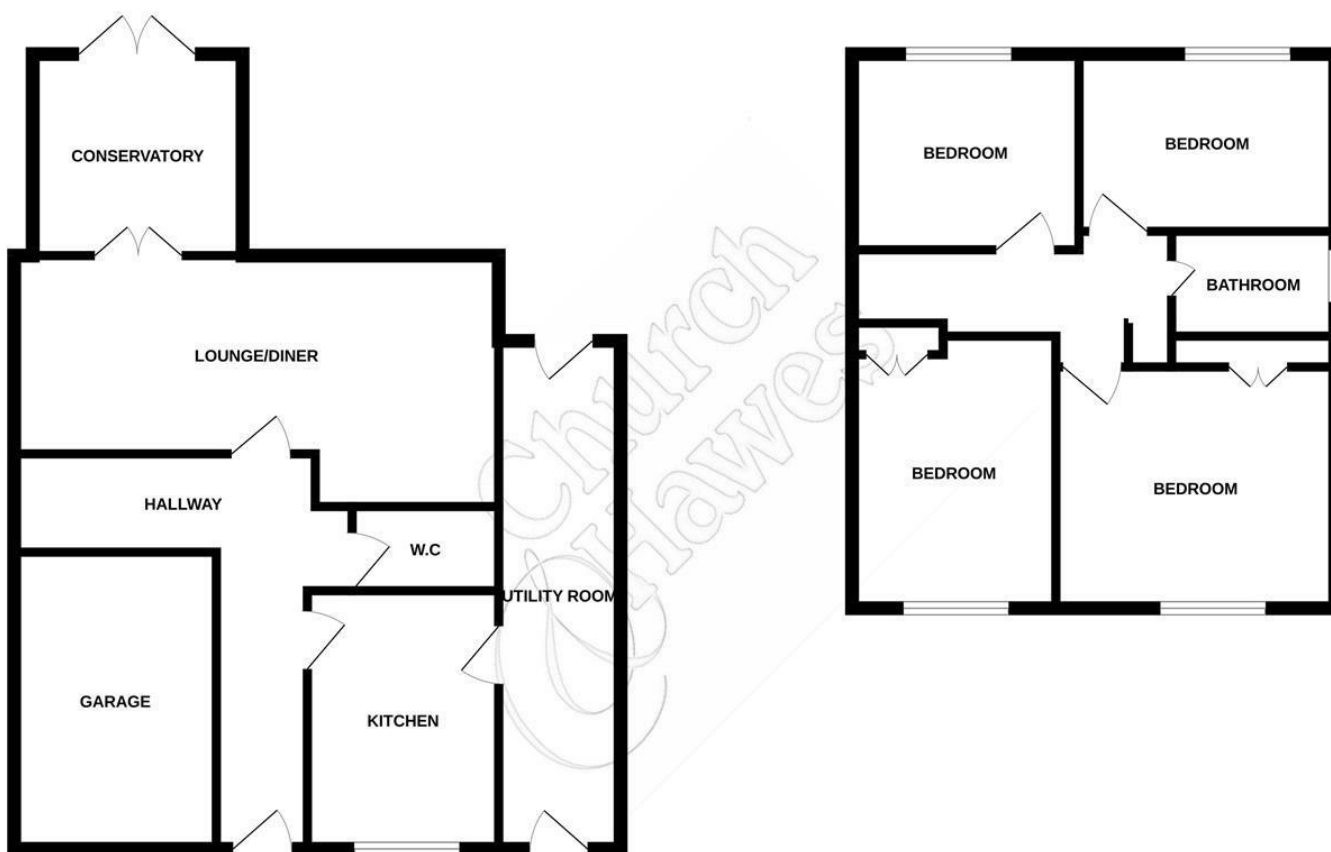
**Agents Note**

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 him/herself 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.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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