



53 The Street, Latchingdon , CM3 6JR
 Price £400,000

Church & Hawes
 Estate Agents, Valuers, Letting & Management Agents

A SUBSTANTIAL AND MOST DECEPTIVE EXTENDED FOUR BEDROOM SEMI DETACHED FAMILY HOME SITUATED WITHIN THE POPULAR VILLAGE OF LATCHINGDON close to amenities and the village Primary School. Accommodation comprises of four generous bedrooms with en-suite facilities serving the principal bedroom, family bathroom plus ground floor cloakroom/w.c. To the ground floor the property boasts an impressive open plan living/dining room, family room/playroom plus kitchen and utility room. Externally ample parking is provided off road for numerous vehicles plus garage along with a pleasant rear garden. Energy Efficiency Rating C. Council Tax Band D.

Bedroom 1 12'3 x 10'6 (3.73m x 3.20m)
Double glazed window to front, radiator, inset lighting.

En-Suite
Obscure double glazed window to side, radiator, low level w.c, wash hand basin with mixer tap, tiled shower cubicle with wall mounted shower unit, coved to ceiling, inset lighting to ceiling.

Bedroom 2 10'4 x 9'10 (3.15m x 3.00m)
Double glazed window to rear, radiator, coved to ceiling.

Bedroom 3 12'11 x 7'6 (3.94m x 2.29m)
Double glazed window to side, radiator, coved to ceiling.

Bedroom 4 8'11 x 7'9 (2.72m x 2.36m)
Double glazed window to front, radiator, coved to ceiling.

Bathroom
Double glazed window to rear, towel radiator, low level w.c, wash hand basin with mixer tap, panelled bath with mixer tap & shower attachment, coved to ceiling, inset lighting, tiled shower cubicle with wall mounted shower unit.

Landing
Airing cupboard, access to loft space, stairs leading down to ground floor.

Entrance Hall
Entrance door, oved to ceiling, storage cupboard.

Living Room
Double glazed window to front, radiator, stairs to first floor, through to:

Dining Room
French doors to garden, inset lighting, through to Kitchen

Family Room/Playroom 20'6 x 7'5 (6.25m x 2.26m)
Three double glazed windows to side, two radiators, coved to ceiling, inset lighting.

Cloakroom/W.C
Obscure double glazed window to side, low level w.c, wash hand basin, coved to ceiling.

Utility Room 20'6 x 5'11 (6.25m x 1.80m)
Doors to front & rear, sink unit with mixer tap, space for washing machine.

Kitchen 14'6 x 8'9 (4.42m x 2.67m)
Double glazed window to rear, door to side, inset lighting, space for fridge/freezer,

four ring hob & extractor hood, sink unit with mixer tap set into worksurfaces, space for dishwasher, fitted base and wall mounted units.

Rear Garden
Commencing with patio area, outside tap, laid to lawn.

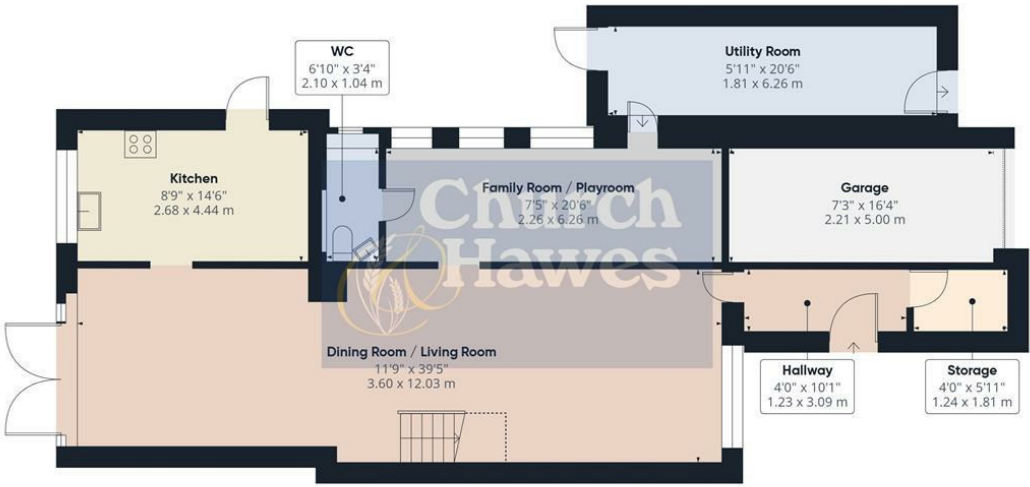
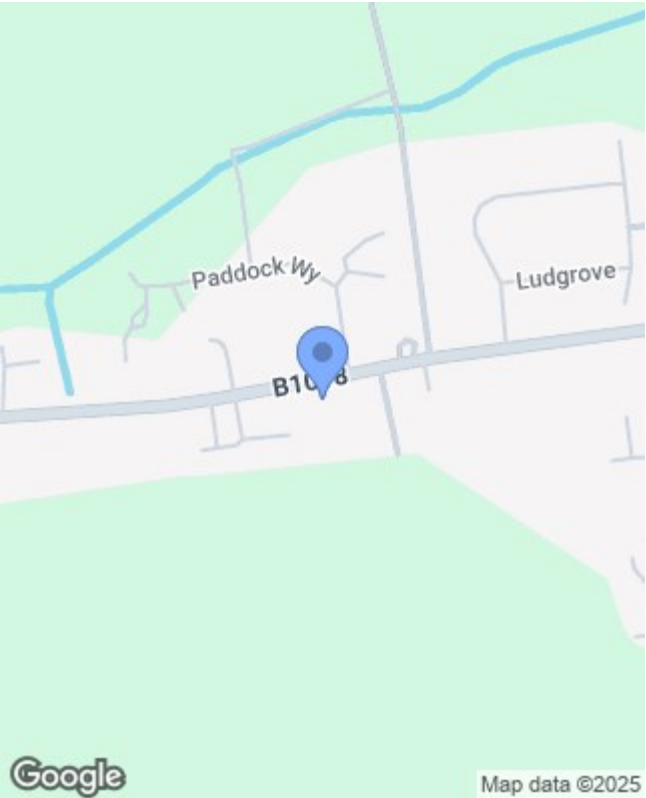
Frontage
Driveway providing ample off road parking for numerous cars.

Garage
Up and over door, wall mounted boiler.

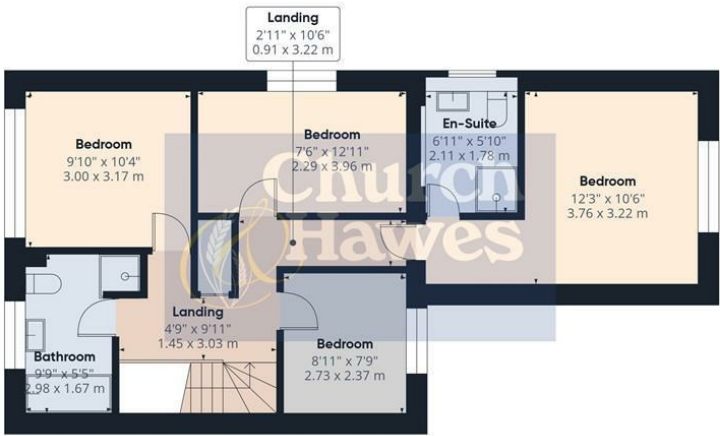
Agents Note, Money Laundering & Referrals
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any 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.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.



Floor 0



Floor 1

Approximate total area⁰
1698 ft²
157.7 m²

Reduced headroom
15 ft²
1.4 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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