



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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3 Latchingdon Road, Cold Norton, Essex CM3 6JG

Situated within the sought after village of Cold Norton within close proximity to the highly regarded village Primary School. A fantastic opportunity to purchase this 3 bedroom semi-detached family home. Offering substantial accommodation approaching 2000 sq ft with en-suite to the 24ft master bedroom, three reception rooms, 19ft conservatory, 22ft kitchen/diner and 125ft x 50ft rear garden. The exterior offers parking for upto 4 vehicles leading to the detached garage. North Fambridge railway station with links to London's Liverpool street station is approx 2.5 miles. The village of Cold Norton also boasts a public house, local shop, St Stephens's Church and the Three rivers Golf & Country club, with golfing, gym and entertainment facilities. Other areas close by is the historic town of Maldon and also South Woodham Ferrer's. Council Tax Band D. Energy Efficiency Rating D.

Substantially reduced £415,000



Accommodation

Ground Floor

Entrance Porch

Hallway

Ground Floor WC

Lounge: 12'11 x 10'3 (3.94m x 3.12m)

Sitting Room: 13'2 x 11'5 (4.01m x 3.48m)

Family Room: 15'8 x 10'3 (4.78m x 3.12m)

Conservatory: 19'3 x 8'9 (5.87m x 2.67m)

Kitchen/Diner: 22'4 x 14'7 max (6.81m x 4.45m max)

Stairs from Hallway

First Floor

Landing

Bedroom One: 24'5 x 18'8 (7.44m x 5.69m)

Ensuite Shower Room

Bedroom Two: 12'5 x 12' (3.78m x 3.66m)

Bedroom Three: 11'11 x 8'8 (3.63m x 2.64m)

Family Bathroom

Exterior

Rear Garden: 125ft (approx) x 50ft (approx) (38.10mft (approx) x 15.24mft (approx))

Wooden Seating Area and Pergola

Detached Garage

Multiple Off Street Parking to Frontage

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.

We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order, nor have we made any of the relevant enquires with the local authorities pertaining to planning permission and building regulations. The buyer is advised to obtain verification from their solicitor or Surveyor.

VIEWING - By appointment with the Vendor's Agents CHURCH & HAWES 01245 329429

WE ARE OPEN - Monday to Friday 9am-6pm - Saturday 9am-5pm.

- Substantial Three Bedroom Semi Family Home
- Flexible Accommodation with potential for Five Bedrooms
- 22ft Kitchen/Diner
- 19ft Conservatory
- 24ft Master Bedroom with Ensuite
- Ample Off Street Parking with Single Garage
- 125ft x 50ft Rear Garden
- Three Good Size First Floor Bedrooms
- Easy Access to Historic Town of Maldon and South Woodham Ferrers.
- Tenure: Freehold - Council Tax Band: D - EPC Rating: D

