



10 The Street, Latchingdon , Essex CM3 6JP  
Guide price £600,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

**\*\*GUIDE PRICE OF £600,000 TO £650,000\*\*** Having been vastly improved and wonderfully maintained throughout is this light, airy and spacious detached cottage offering superb family sized living accommodation. The property is favourably positioned in the heart of Latchingdon village for an array of local amenities including shops, public house, petrol station, primary school and indoor bowling club. Versatile living accommodation commences on the ground floor with a sitting room, living/dining room, study/snug, stunning refitted kitchen opening to a breakfast area, utility room, cloakroom and conservatory at the rear. The first floor is then accessed via two landing areas leading to four double bedrooms, impressive family bathroom, shower room and en-suite shower room. Externally, the property comes into it's own with extensive off road parking to the side of the property and access to an impressive detached garage while wonderfully maintained and secluded gardens with an array of attractive trees, flowers and shrubs planted throughout which sweeps across the rear and to the other side of the cottage. An early inspection is strongly advised to fully appreciate the standard and size of living accommodation on offer as well as the stunning gardens. Energy Rating F.

**FIRST FLOOR:**

**LANDING:**

Staircase down to living room, access to loft space, doors to:

**BEDROOM ONE:** 11'10 x 11'3 (3.61m x 3.43m)  
Double glazed window to front, radiator, built in storage cupboards.

**BEDROOM TWO:** 11'2 x 10'9 (3.40m x 3.28m)  
Double glazed window to front, radiator.

**BEDROOM THREE:** 11'11 x 9'3 (3.63m x 2.82m)  
Double glazed window to rear, radiator.

**FAMILY BATHROOM:**  
Obscure double glazed window to rear, radiator, three piece white suite comprising panelled bath with mixer tap and handheld shower attachment, low level wc and pedestal wash hand basin, part tiled walls, wood effect floor.

**SHOWER ROOM:**  
Obscure double glazed window to rear, radiator, fully tiled shower cubicle with electric shower, extractor fan and electric fan heater.

**SECOND LANDING:**

**BEDROOM FOUR:** 14'4 x 10'6 (4.37m x 3.20m)  
Double glazed window to front, radiator, access to loft space, door to:

**EN-SUITE:**  
Obscure double glazed window to front, radiator, three piece white suite comprising panelled bath with mixer tap, shower attachment and glass screen, low level wc and pedestal wash hand basin, part tiled walls, wood effect floor.

**GROUND FLOOR:**

**ENTRANCE HALLWAY:**  
Part glazed wooden entrance door to front, doors to:

**SITTING ROOM:** 13'4 x 13'1 (4.06m x 3.99m)  
Dual aspect room with double glazed window to front and double glazed bay window to side, radiator, red brick chimney breast with tiled hearth and inset multi fuel log burner, exposed beams, door to living room and to:

**KITCHEN:** 37' x 8'11 (11.28m x 2.72m)  
Two double glazed windows to rear, door to conservatory, radiator, extensive range of 'Shaker' style wall and base mounted storage units and drawers, wood effect roll edged work surfaces with inset 1 1/2 bowl sink/drainage unit, tiled splashbacks, electric range cooker to remain with extractor hood over, integrated dishwasher, space for fridge/freezer, matching breakfast bar with storage below, wood effect flooring, inset downlights, doors to living room, conservatory and:

**UTILITY:**  
Double glazed window to rear, radiator, fitted base storage units, wood effect roll edged work surfaces with inset 1 1/2 bowl stainless steel sink/drainage unit, space and plumbing for washing machine and tumble dryer over, wood effect flooring, door to:

**CLOAKROOM:**  
Two piece suite comprising wc and wash hand basin.

**CONSERVATORY:**

Accessed via kitchen, brick base with double glazed windows to both sides and doors opening to rear garden, wood effect floor.

**LIVING/DINING ROOM:** 20'5 x 13'4 (6.22m x 4.06m)  
Two double glazed windows to front, two radiators, two sets of stairs to first floor, open fireplace, exposed beams, doors to sitting room, kitchen and:

**STUDY:** 12' x 10'2 (3.66m x 3.10m)  
Dual aspect room with double glazed windows to front and side, radiator, wood flooring.

**EXTERIOR:**

**REAR GARDEN:**  
Commencing with a paved patio seating area which sweeps across the width of the rear of the house leading to remainder which is predominantly laid to lawn with an array of trees, flowers and shrubs planted throughout, further decked seating area, timber summer house to remain with power and light connected, external lighting, cold water tap, fencing to boundaries, side access gate leading to:

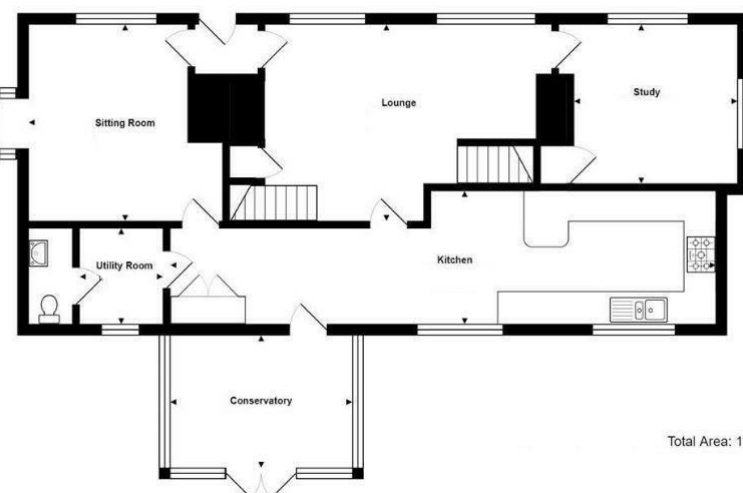
**FRONTAGE/SIDE OF PROPERTY:**  
The property benefits from black composite cladding to both the front and both side aspects of the property and is approached via a generously sized driveway to the side providing extensive off road parking, further garden area which is again predominantly laid to lawn with planted beds to borders, side access to rear garden, access to:-

**DETACHED GARAGE:**  
Electric roller shutter door to front, power and light connected, range of built in storage units, personal door to side leading to rear garden.

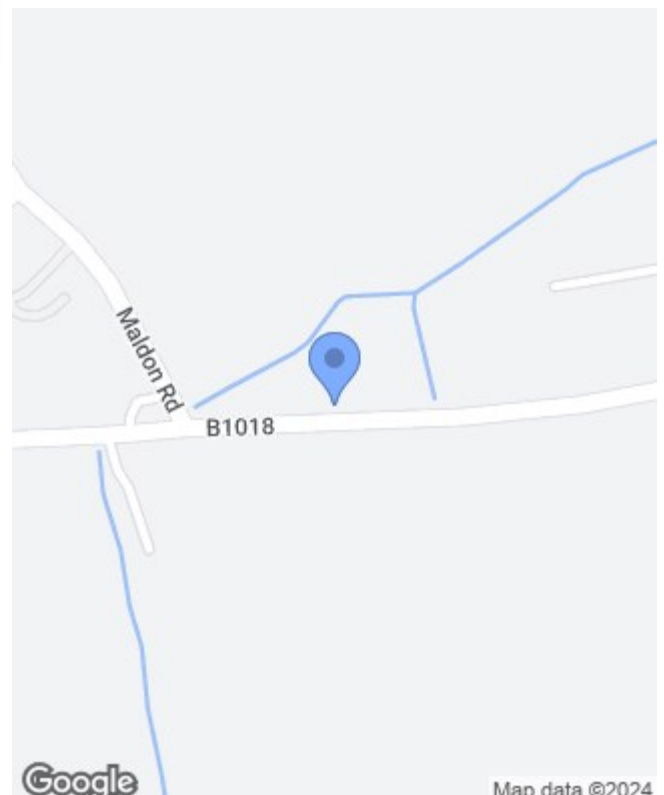
**TENURE & COUNCIL TAX BAND:**  
This property is being sold freehold and is Tax Band F.

**VILLAGE OF LATCHINGDON:**  
Latchingdon is located on the Dengie Peninsular, a largely agricultural area positioned between the Blackwater Estuary and River Crouch. With its vast coastline the area is popular for sailing and other water sports, particularly from the nearby maritime towns of Maldon and Burnham-on-Crouch. The surrounding villages are home to a number of country pubs and pretty parish churches. Latchingdon has a number of local amenities including village shops, garage, a takeaway and public houses. There is a Church of England primary school with secondary schooling found at nearby Maldon, South Woodham Ferrers and Burnham-on-Crouch. Commuter services into London Liverpool Street can be found at nearby Fambridge or South Woodham Ferrers and the A130, A13, A127, A12 and M25 are all within a short drive.

**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 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.



Total Area: 177.6 m<sup>2</sup> ... 1911 ft<sup>2</sup>



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