



Elder Road, Latchingdon, Essex CM3 6XD  
Price £495,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

**\*\*STUNNING DETACHED FAMILY HOME BUILT IN 2019 ON IMPRESSIVE MODERN DEVELOPMENT\*\*** Occupying a favourable corner plot position on the ever sought after Latchingdon Park development is this impressive detached family home offering a wealth of spacious living accommodation throughout. The property has been designed and built to the highest specification and is maintained to an extremely high standard throughout by the present owners. Living accommodation commences on the ground floor with an inviting entrance leading to a light and airy dual aspect living room with bay window to side, cloakroom and wonderful 'Shaker' style kitchen/diner with an array of integrated appliances and bi-folding doors which open to the rear garden. The first floor then offers a generously sized landing leading to three well proportioned double bedrooms, one of which is complimented by an en-suite shower room with the other two bedrooms being served by an equally impressive family bathroom. Externally, the property enjoys a stunning and well maintained, landscaped rear garden while a detached garage can be found at the rear accessed via a driveway providing off road parking. The property also comes with the added benefit of a Premier Structural Guarantee which runs until 2031. To fully appreciate the size and standard of living accommodation this property has to offer, an early internal inspection is strongly advised. Energy Rating B.



## FIRST FLOOR:

### LANDING:

Small double glazed window to side, radiator, access to loft space, staircase down to ground floor, doors to:

### BEDROOM 1: 15' > 9'7 (4.57m > 2.92m )

Double glazed window to rear, radiator, door to:

### EN-SUITE:

Obscure double glazed window to side, chrome heated towel rail, 3 piece white suite comprising fully tiled walk-in shower with sliding glass door and screen, wall mounted wash hand basin set on vanity unit with storage below and close coupled wc, part tiled walls, Amtico flooring, inset downlights, extractor fan.

### BEDROOM 2: 12'2 > 11' x 11' (3.71m > 3.35m x 3.35m )

Double glazed window to rear, radiator large airing cupboard housing hot water cylinder.

### BEDROOM 3: 11'4 x 8'5 (3.45m x 2.57m )

Double glazed window to front, radiator.

### FAMILY BATHROOM:

Obscure double glazed window to front, chrome heated towel rail, 3 piece white suite comprising panelled bath with mixer tap, shower over and glass screen, wall mounted wash hand basin set on vanity unit with storage below and close coupled wc, part tiled walls, Amtico flooring, inset downlights, extractor fan.

## GROUND FLOOR:

### ENTRANCE HALLWAY:

Part obscure glazed composite entrance door to front, radiator, built in storage cupboard, staircase to first floor, Amtico flooring, doors to:

### LIVING ROOM: 18' x 11' + bay (5.49m x 3.35m + bay)

Dual aspect room with double glazed window to front and double glazed bay window to side, radiator, wood panelled feature wall, Amtico flooring.

### CLOAKROOM:

Obscure double glazed window to rear, radiator, 2 piece

white suite comprising close coupled wc and wall mounted wash hand basin with tiled splashback, Amtico flooring, inset downlights, extractor fan.

### KITCHEN/DINER: 20'11 x 11'4 > 10' (6.38m x 3.45m > 3.05m )

Dual aspect room with double glazed window to front and double glazed bi-folding doors opening onto rear garden, radiator, 'Shaker' style wall and base mounted storage units and drawers, laminate work surfaces with inset 1 ½ bowl/single drainer sink unit, built in 4-ring electric induction hob with glass extractor hood over and double oven below, integrated fridge/freezer, dishwasher and washing machine, continuation of Amtico flooring, inset downlights.

### EXTERIOR:

#### REAR GARDEN:

Commencing with a paved patio seating area leading to remainder which is laid to lawn with attractive planted beds and borders, exterior lighting, access gate at rear leading to driveway, double glazed personal door into side of:

#### DETACHED GARAGE:

Up and over door to front, power and light connected, double glazed personal door to side, overhead storage timbers.

#### FRONT:

Attractive planted frontage with path and storm porch providing access into house, block paved driveway providing off road parking for 2 vehicles and access to the garage.

#### TENURE & COUNCIL TAX BAND:

This property is being sold freehold and is Tax Band E.

#### 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.

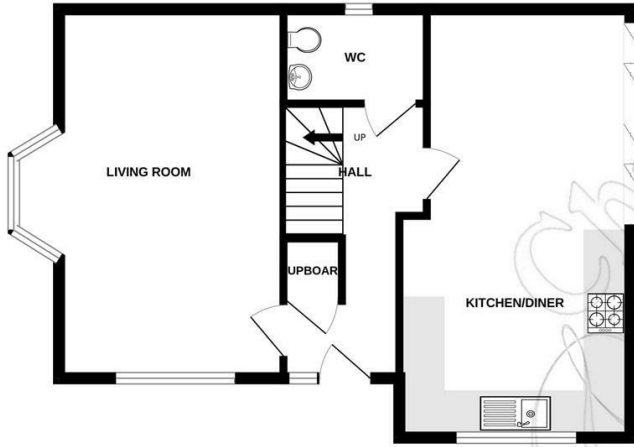
#### AGENTS NOTE:

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.

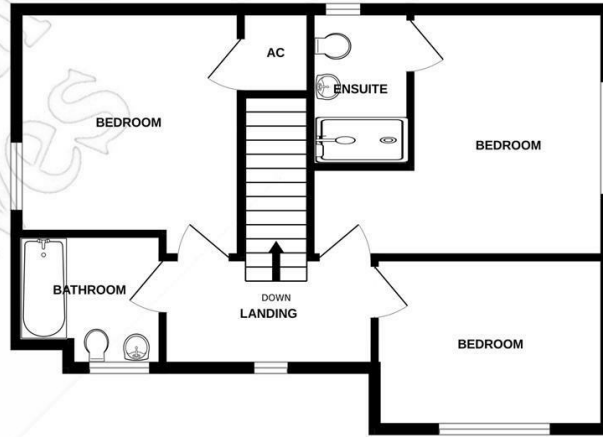




GROUND FLOOR



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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