



**Church
Hawes**
churchandhawes.com

Elm Way, Latchingdon , CM3 6GP
Guide price £490,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Guide Price: £490,000 - £575,000 Beautifully Presented Modern Detached Executive Home - Complete Onward Chain.

This extended and immaculately presented four-bedroom detached family home is located in the highly sought-after semi-rural village of Latchingdon. The property offers spacious, modern living with a layout that has been thoughtfully improved to suit contemporary family life. Upstairs, the home features four generously sized bedrooms, two of which benefit from en-suite shower rooms, along with a sleek and stylish family bathroom. The ground floor boasts a welcoming and spacious entrance hallway, three elegant reception rooms all enhanced with feature wall panelling, and a large kitchen/breakfast room fitted with integrated appliances. A separate utility room and a convenient cloakroom complete the ground floor accommodation.

Externally, the property offers a beautifully landscaped, low-maintenance rear garden, ideal for entertaining and outdoor dining. To the side, there is a garage and driveway providing ample off-street parking. The home also benefits from an impressive Energy Rating of B.

This is a superb opportunity to acquire a modern, turnkey family home in a desirable village location — early viewing is strongly recommended.

Seller will contribute towards buyers legal costs, subject to price agreed. Option to purchase fully furnished, subject to price agreed.



FIRST FLOOR:

LANDING:

Staircase to ground floor, doors to:

BEDROOM ONE: 15'5 x 14'9 (4.70m x 4.50m)

Double glazed window to front, radiator, door to:

EN-SUITE:

Obscure double glazed window to side, chrome heated towel rail, 3 piece white suite comprising tiled shower cubicle, concealed cistern wc and wash hand basin with vanity storage below, part tiled walls, wood effect floor.

BEDROOM 2: 11'1 x 10'2 (3.38m x 3.10m)

Double glazed window to front, radiator.

EN-SUITE:

Obscure double glazed window to side, chrome heated towel rail, 3 piece white suite comprising tiled shower cubicle, concealed cistern wc and wash hand basin with vanity storage below, part tiled walls, wood effect floor.

BEDROOM 3: 11'5 x 9'2 (3.48m x 2.79m)

Double glazed window to front, radiator.

BEDROOM 4: 7'10 x 7'10 (2.39m x 2.39m)

Double glazed window to rear, radiator.

FAMILY BATHROOM:

Obscure double glazed window to rear, chrome heated towel rail, 3 piece white suite comprising panelled bath with shower over and glass screen, concealed cistern wc and wash hand basin with vanity storage below, part tiled walls, wood effect floor.

GROUND FLOOR:

ENTRANCE HALLWAY:

Composite entrance door to front, radiator, spacious part panelled hallway, stairs to first floor, wood effect floor, doors to:

CLOAKROOM:

Radiator, two piece white suite comprising concealed cistern wc and wash hand basin.

DINING ROOM: 12'1 x 11'5 (3.68m x 3.48m)

Double glazed window to front, radiator, feature panelled wall, continuation of wood effect floor.

LIVING ROOM: 17' x 10'9 (5.18m x 3.28m)

Double glazed window to front, radiator, feature panelled wall, continuation of wood effect floor, open to:

RECEPTION/PLAYROOM: 14'1 x 9'2 (4.29m x 2.79m)

Double glazed double doors to rear, feature ceiling lantern, radiator, feature panelled wall, continuation of wood effect floor, open to:

KITCHEN/BREAKFAST ROOM: 15'1 x 14'5 (4.60m x 4.39m)

A spacious room with bi-fold doors opening to rear garden, range of wall and base mounted storage units and drawers, roll edged work surfaces and matching upstands with inset sink/drain unit, ceramic hob with extractor hood over, eye level double oven, integrated fridge/freezer and dishwasher, matching island unit, continuation of wood effect floor door too:

UTILITY: 12'1 x 5'10 (3.68m x 1.78m)

EXTERIOR:

REAR GARDEN:

A spacious low maintenance rear garden featuring paved and decked seating areas.

FRONTAGE:

A low maintenance frontage with driveway parking to side and access to:

GARAGE:

TENURE & COUNCIL TAX BAND:

This property is being sold freehold and is Tax Band F. Estate Annual Service Charge - approx. £560

AGENTS NOTES:

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 & REFERRALS:

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



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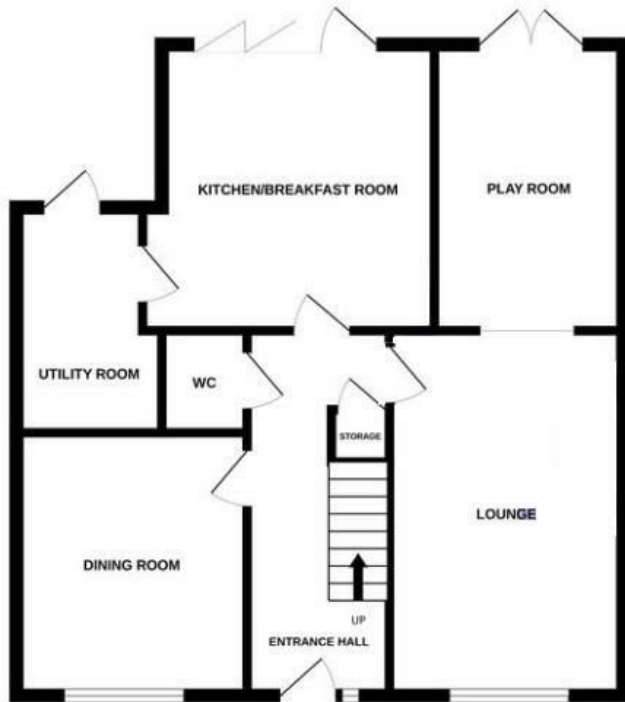
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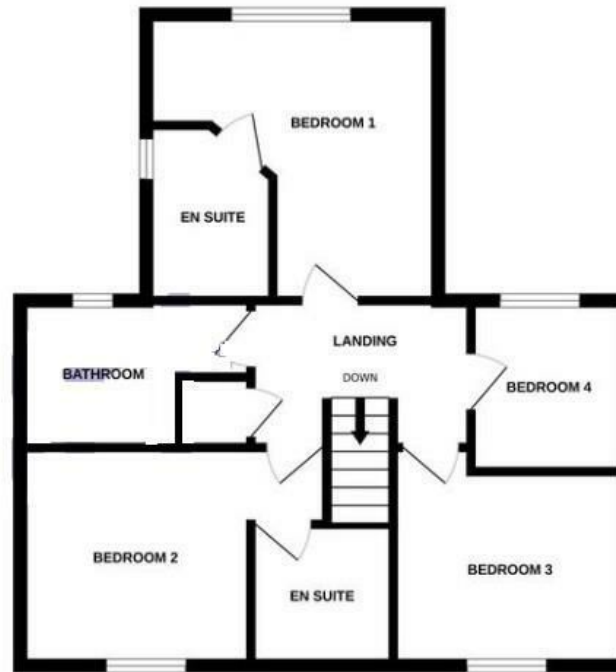
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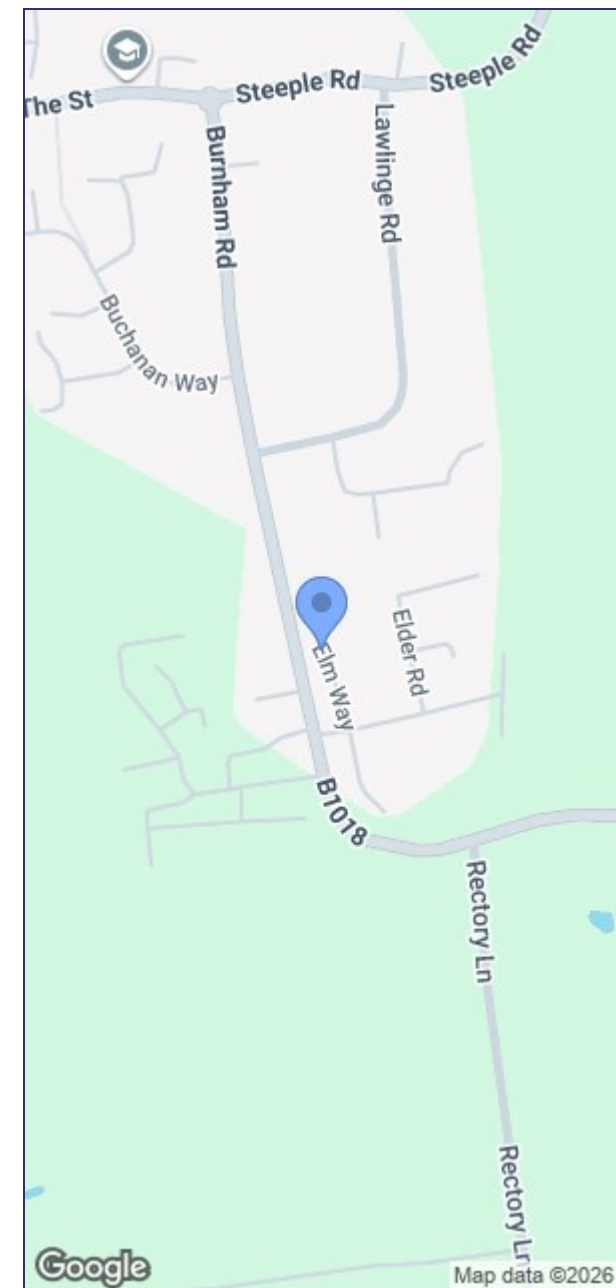
GROUND FLOOR



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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