



**Crouch Vale Court, Latchingdon, Essex CM3 6FN**  
**Guide price £600,000**

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



**\*\*GUIDE PRICE £600,000 - £625,000\*\*** Set within the heart of this popular Essex village is this exclusive development of just four, spacious 5 bedroom detached executive houses. Deceptively spacious living accommodation is spread across three floors, with two double bedrooms and shower room to the top floor and a further three bedrooms, bathroom & en-suite to the first floor. The ground floor boasts underfloor heating and is served by a generous reception hall which leads to the spacious living room, study/reception, cloakroom and open plan kitchen/breakfast/family room with glazed canopy lantern window and bi-fold doors, separate utility/laundry room. Externally the property offers off road parking for several vehicles, a double garage (part of which is currently used as a home office/gym) and fenced rear garden. Latchingdon is a well serviced village with facilities including local shops, public house, primary school and petrol station. Energy Rating B.

## SECOND FLOOR:

### BEDROOM TWO:

Double glazed window to front, double glazed Velux window to rear, radiator.

### BEDROOM THREE

15'1 x 11'5 (4.60m x 3.48m)

Double glazed window to front, double glazed Velux window to rear, access to loft space, radiator.

### BATHROOM:

Obscure double glazed window to rear, heated chrome towel rail, 3 piece white suite comprising large corner shower, low level wc and vanity wash hand basin, part tiled walls, wooden flooring.

### LANDING:

Double glazed skylight to front, double glazed Velux windows to rear, radiator, stairs to:

## FIRST FLOOR:

### MASTER BEDROOM:

15'5 x 12'1 (4.70m x 3.68m)

Double glazed window to front, radiator, built-in storage cupboard, doors to:

### EN-SUITE:

Obscure double glazed window to rear, chrome heated towel rail, 3 piece white suite comprising walk-in shower, low level wc and vanity wash hand basin, part tiled walls, wooden flooring.

### BEDROOM FOUR:

11'5 x 10'5 (3.48m x 3.18m)

Double glazed window to rear, radiator.

### BEDROOM FIVE:

11'5 x 8'10 (3.48m x 2.69m)

Double glazed window to front, radiator, built-in storage cupboard.

### FAMILY BATHROOM:

Obscure double glazed window to rear, chrome heated towel rail, 3 piece white suite comprising panelled bath, low level wc and vanity wash hand basin, fully tiled walls, wooden flooring.

### LANDING:

Built in storage cupboard, radiator, stairs to second floor and:

## GROUND FLOOR:

### HALLWAY:

Double glazed door to front, underfloor heating, built in storage cupboard, wooden flooring, stairs to first floor, doors to:

### CLOAKROOM:

Two piece white suite comprising low level wc and wash hand basin, part tiled walls, underfloor heating, wooden flooring.

### LIVING ROOM:

20'8 x 11'5 (6.30m x 3.48m)

A dual aspect room with double glazed window to front and double glazed French doors to rear garden, underfloor heating.

### STUDY/RECEPTION:

11'9 x 8'2 (3.58m x 2.49m)

Double glazed window to front, underfloor heating.

### OPEN PLAN KITCHEN/BREAKFAST/FAMILY ROOM:

22'11 x 18' (6.99m x 5.49m)

A triple aspect room with double glazed windows to both sides, double glazed bi-fold doors to rear garden and impressive roof lantern. Kitchen comprises range of solid oak wooden base and wall mounted storage units, granite breakfast bar and work surfaces with upstands, inset 1 ½ bowl sink/drainage unit, 4-ring gas hob with extractor hood over, double electric oven, integrated dishwasher and fridge/freezer, underfloor heating, wooden flooring, door to utility room, opening to family/seating area.

### UTILITY ROOM:

6'6 x 4'11 (1.98m x 1.50m)

Range of matching solid oak base and wall mounted units, granite work surfaces and upstands with inset sink/drainage unit, space and plumbing for washing machine, underfloor heating, wooden flooring.

## EXTERIOR:

### REAR GARDEN:

Commencing with a paved patio seating area, remainder laid to lawn with feature trees and planted beds, outside lighting, fenced to boundaries, side gated access to:

### FRONTAGE:

A well maintained frontage laid to artificial grass with planted beds, to the side of the property is a block paved driveway providing off road parking for several vehicles and access to:

### DOUBLE GARAGE:

Two up and over doors, power and light connected. Part of the garage has been converted into a home office/gym with personal door to side, spotlights and access to loft space.

## AGENTS NOTE:

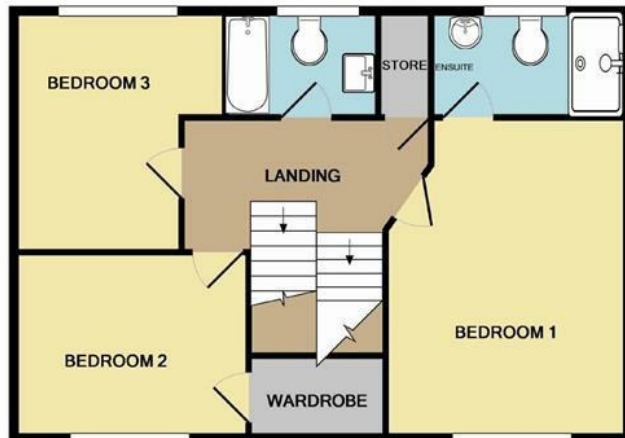
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify 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.

## Village of Latchingdon

Located on the Dengie Peninsular, Latchingdon is an attractive village positioned between the Blackwater Estuary and River Crouch. Local amenities include village shops, village hall, church, a public house, takeaway, petrol station, primary school and indoor bowling club. More comprehensive facilities are available in the nearby towns of 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.



GROUND FLOOR  
APPROX. FLOOR  
AREA 822 SQ.FT.  
(76.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 650 SQ.FT.  
(60.4 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 482 SQ.FT.  
(44.7 SQ.M.)

1-4 CROUCH VALE COURT  
TOTAL APPROX. FLOOR AREA 1953 SQ.FT. (181.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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