



Latchingdon Road, Cold Norton, Chelmsford

Offers Over £210,000



- Two-bedroom ground floor maisonette in sought-after Cold Norton
- Private rear garden – a real rarity for this style of home
- Bright, sociable open-plan living and kitchen space
- Principal bedroom with doors opening straight onto the garden
- Walk-in wardrobe with plumbing from the former en-suite still in situ
- Allocated parking space – no circling the block required
- Solar-assisted hot water system
- Approximately 118 years remaining on the lease
- Village lifestyle with Maldon and Chelmsford within easy reach
- Onward chain complete / potential for vacant possession



A Maisonette With a Little More Up Its Sleeve...

Maisonettes are supposed to be practical. Easy to maintain. Convenient.

This one apparently didn't get the memo about stopping there.

Because tucked away in the sought-after village of Cold Norton, this two-bedroom ground floor home brings together a spacious open-plan interior, allocated parking and – the bit you might not expect – its very own private rear garden.

And yes, you can walk straight into it from the principal bedroom. Morning coffee just got considerably easier.

Step through the entrance porch and you're welcomed into the home's open-plan living and kitchen area – a bright, sociable space that feels equally suited to quiet evenings on the sofa and the slightly less quiet evenings when friends come round.

Windows to more than one aspect help fill the room with natural light, while the open layout gives you plenty of flexibility to create separate lounging and dining areas without losing that spacious, connected feel.

The kitchen sits neatly alongside the living area, with a good range of storage and work surfaces together with an integrated oven, hob and extractor. It's practical enough for the Monday-night pasta and sociable enough that whoever is cooking doesn't disappear from the conversation.

Head through the inner hallway and you'll find two bedrooms and the main bathroom.

The principal bedroom has one particularly lovely trick: double doors opening directly onto the rear garden.

Throw them open on a summer morning and suddenly that first coffee of the day has somewhere rather nice to go.

There's also a walk-in wardrobe, which was previously an en-suite shower room. We understand that the plumbing remains in situ, giving future owners an interesting opportunity to explore reinstating an en-suite if desired, subject of course to the necessary checks, permissions and consents.

Bedroom two offers useful flexibility. Guest room? Nursery? Home office? Gaming den? The room won't judge.

The main bathroom completes the accommodation and includes a bath, wash basin and WC.

And Then There's The Garden...

Private outside space isn't something you can take for granted with a maisonette, which is exactly why the rear garden deserves its own moment.

Low maintenance and enclosed by boundary walls and fencing, it's somewhere to put a table and chairs, enjoy a drink after work, dry the washing or simply sit outside when the British weather decides to cooperate.

For buyers who want the convenience of a maisonette but aren't ready to give up having their own patch of outdoors, it could be the feature that makes all the difference.

There's also an allocated parking space within the residents' parking area to the rear.

Because the only thing better than arriving home is knowing where you're going to park when you get there.

The property also benefits from a solar-assisted hot water cylinder. We're advised that the system can generate some hot water using solar energy and is particularly productive during the summer months, with electricity available to provide additional hot water when required.

Village Life, Without Disappearing Off The Map

Cold Norton offers that increasingly sought-after combination: a genuine village setting without feeling cut off from everything else.

The village has its own primary school, convenience store and community-run pub, The Norton, while Three Rivers Golf & Country Club is also nearby.



THE SMALL PRINT:

Material Information:

Annual Service Charge: £1,019.70

Annual Ground Rent: £100

Length of Lease: 25 years from 2019 – approximately 118 years remaining

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £96 including VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



