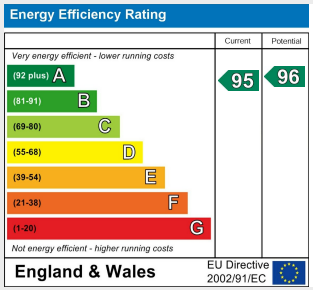
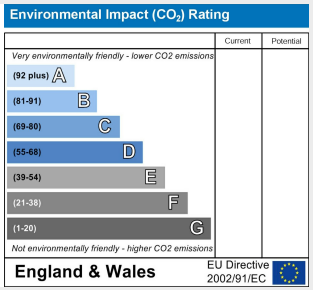
Paul Mason Associates

Engineers Close, Latchingdon, Essex, CM3 6YN

Prices from £475,000

- Brand new home
- Four bedroom detached house
- Garage and off road parking
- Village location
- Two reception rooms
- Bi-Folding doors between lounge and kitchen/dining room for optional open plan living
- En-suite to bedroom one, fully tiled family bathroom and ground floor WC
- Solar panels and air source heat pump
- Private rear garden
- EPC - A





An attractive brand-new four-bedroom semi-detached family home in the desirable semi-rural village of Latchingdon, Essex. Finished to a high standard throughout, the property offers bright, contemporary accommodation with PV solar panels, an air source heat pump, double glazing, ground-floor underfloor heating, secure-by-design locks recognised as a deterrent to break-ins, a private rear garden, garage and off-road parking.

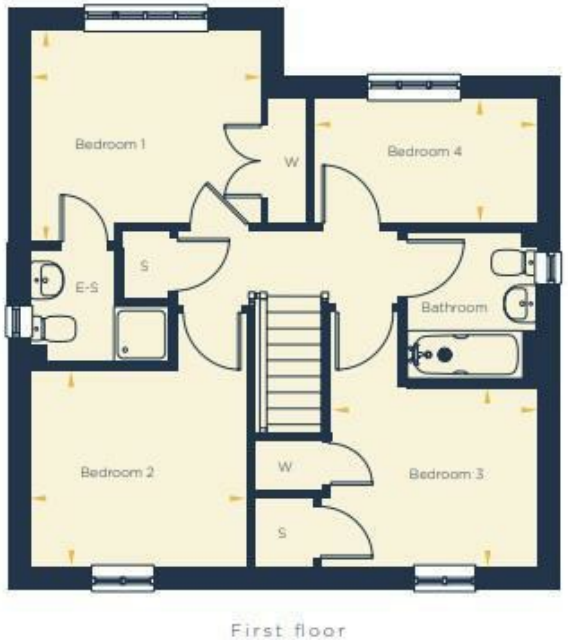
The ground floor comprises a welcoming entrance hall, cloakroom/WC, study, separate lounge and a stylish fitted kitchen/dining room with contemporary units and access to the garden. The layout has been designed with modern family living in mind, offering flexible spaces for relaxing, working from home and entertaining.

To the first floor are four well-proportioned bedrooms, including a principal bedroom with en-suite shower room, plus a modern family bathroom and useful storage space. Interiors are neutrally decorated with quality finishes, including contemporary bathrooms, oak-style internal doors and attractive herringbone-style flooring to the ground floor.

Externally, the home enjoys a private rear garden with outside tap and outside lighting, together with a garage and off-road parking. The property forms part of a smart modern development with well-presented communal approach areas. Surrounded by open countryside, the development also features communal areas which, once established, will offer an abundance of flowers, bees and butterflies.

Latchingdon is a charming Essex countryside village, offering a peaceful setting while remaining within reach of nearby towns, amenities, schools and transport routes. With eco-friendly ASHP and PV panels, modern specification and low-maintenance design, this is an excellent choice for buyers seeking a newly built village home.

VIEWINGS ARE BY APPOINTMENT ONLY – contact us today to book!



*Mirrored version of plan shown.

Location

Latchingdon is a popular village situated on the picturesque Dengie Peninsula in Essex, offering an attractive combination of rural living and convenient access to nearby towns. Surrounded by open countryside, the village enjoys a peaceful setting whilst remaining within approximately seven miles of Maldon, Burnham-on-Crouch and South Woodham Ferrers, with Chelmsford approximately 14 miles away.

The village benefits from a good range of everyday amenities, including a convenience store, Post Office, 24-hour petrol station, traditional public house, diner, motel and Latchingdon Church of England Primary School. There is also a village hall, church, bowls club and recreational playing fields, with various clubs and community events taking place throughout the year.

For those who enjoy the outdoors, Latchingdon is surrounded by attractive countryside, with numerous public footpaths offering scenic walks through the surrounding farmland. The wider Dengie Peninsula is also renowned for its charming villages, coastal scenery and opportunities for walking, cycling and sailing.

Latchingdon is well positioned for access to the nearby towns of Maldon, South Woodham Ferrers and Chelmsford, all offering a wider range of shopping, schooling and leisure facilities. Railway stations at Althorne and North Fambridge provide connections towards London Liverpool Street via Wickford, making the village a practical choice for commuters.

Combining village charm, local amenities and beautiful countryside surroundings, Latchingdon offers an appealing lifestyle for families, professionals and those seeking a quieter pace of life.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Study
1.99m x 2.78m (6'6" x 9'1")

Lounge
3.27m x 5.03m (10'8" x 16'6")

Cloakroom

Kitchen/Dining Room
3.73m x 5.69m (12'2" x 18'8")

FIRST FLOOR

Landing

Bedroom One
3.40m x 3.13m (11'1" x 10'3")

En-Suite

Bedroom Two
3.27m x 2.90m (10'8" x 9'6")

Bedroom Three
3.04m x 2.65m (9'11" x 8'8")

Bedroom Four
3.29m x 1.84m (10'9" x 6'0")

Family Bathroom

EXTERIOR

Frontage

Rear Garden

Garage

Driveway

Property Services
Gas - NA
Electric - Mains
Water - Mains
Drainage - Mains
Heating - Air source heat pump
Local Authority - Maldon District Council

Viewings
Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

Important Notices
We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.

Paul Mason Associates

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Sales | Lettings | Development | Investment

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Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP

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