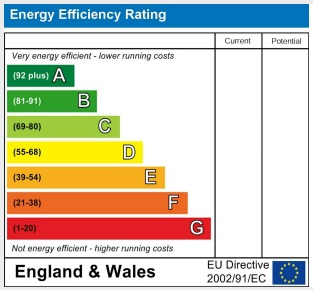
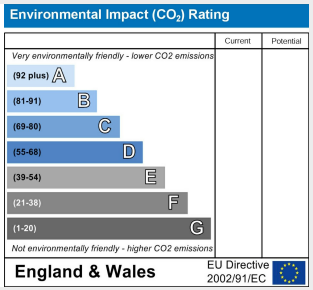
Paul Mason Associates

41 Engineers Close, Latchingdon, Chelmsford, CM3 6YN

£565,000

- Exclusive Development in Latchingdon
- Close to Countryside
- Four Bedroom Detached House
- 15'9" x 13'0" Lounge with French Doors to Rear Garden
- Open Plan Kitchen/Diner with Utility Room
- Seperate Dining Room and Study
- Family Bathroom, Downstairs Cloakroom and En-Suite to Master Bedroom
- Secluded Rear Garden
- Off Road Parking and Garage
- EPC - TBC





OPEN HOUSE - SATURDAY 14TH MARCH - BY APPOINTMENT ONLY - PLEASE CALL TO BOOK YOUR VIEWING.

Introducing Sunmead, an exclusive collection of just 25 beautifully crafted new homes, perfectly positioned just off Burnham Road in the charming village of Latchingdon, Chelmsford. Nestled close to the breath taking Essex countryside, this thoughtfully designed development blends modern living with the area's traditional architectural style.

Sunmead offers a range of high-quality homes, including 3 and 4 bedroom houses, as well a 3 bedroom bungalow – all built to exceptional standards with flooring fitted throughout. Each property benefits from its own private garden, dedicated parking, and power provided for future installation of EV charging.

Whether you're looking for a peaceful countryside retreat or a stylish family home, Sunmead delivers comfort, style, and convenience in an idyllic setting.

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

First floor

Ground floor

*Mirrored version of plan shown.

Location...
The village is located in the Dengie Peninsular with the closest towns, Maldon, Burnham-On-Crouch and South Woodham Ferrers all being within 7 miles away and Chelmsford approximately 14 miles. The village itself homes less than 1200 residents according to the 2021 census and benefits from a number of amenities including a 24 hour petrol garage, shops, post office, public house, primary school, diner and motel, bowls club, playing field and a village hall and church which both hold events.

Distances
Latchingdon Primary School - 0.5 miles
Althorne Railway Station - 2.6 miles
Maldon - 6.6 miles
Southend (London) Airport - 19.7 miles

(All mileages are approx)

ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Kitchen
4.23m x 4.19m (13'10" x 13'8")

Utility Room
1.75m x 1.70m (5'8" x 5'6")

Dining Room
2.62m x 2.99m (8'7" x 9'9")

Cloakroom

Study
2.74m x 2.10m (8'11" x 6'10")

Lounge
3.96m x 4.80m (12'11" x 15'8")

FIRST FLOOR

Landing

Bedroom One
3.96m x 2.82m (12'11" x 9'3")

En-Suite

Bedroom Two
3.03m x 4.19m (9'11" x 13'8")

Bedroom Three
2.62m x 4.19m (8'7" x 13'8")

Bedroom Four
2.62m x 3.07m (8'7" x 10'0")

Family Bathroom

EXTERIOR

Turfed Rear Garden

Off Road Parking

Garage

Property Services
Gas - N/A
Electric - Mains
Water - Mains
Drainage - Mains
Heating - Air Source Heat Pump
Local Authority - Maldon

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.

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

Paul Mason Associates

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP

T: 01621 742 310

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP

T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

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

The Property Ombudsman SALES

OFT Approved code

Paul Mason Associates

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP

T: 01621 742 310

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP

T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

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

The Property Ombudsman SALES

OFT Approved code