

Paul Mason Associates



Latchingdon Road, Cold Norton, Essex, CM3 6JG
£624,995

- Detached chalet-style home
- Approximately 0.4-acre plot
- Three versatile reception rooms
- Spacious principal lounge with parquet flooring and fireplace
- Kitchen/breakfast room
- Large sun room overlooking the garden
- Extensive driveway parking and detached garage
- Excellent potential for updating and improvement
- Village location
- EPC - TBC

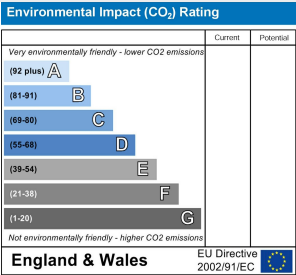
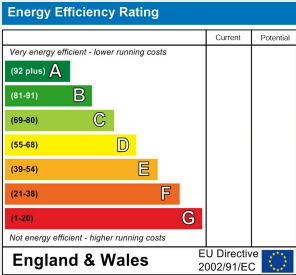
NO ONWARD CHAIN....A substantial detached chalet-style home set within an impressive plot of approximately 0.4 acres, offering exceptionally versatile accommodation, generous gardens and excellent scope for modernisation and personalisation.

The ground floor is entered through an entrance porch leading into the hallway. There are three reception rooms, two of which could readily be used as additional bedrooms, making the property ideal for buyers seeking flexible living arrangements or predominantly ground-floor accommodation. The principal lounge is a particularly spacious room, featuring an attractive parquet floor, exposed ceiling beams and a brick fireplace with wood-burning stove.

Further accommodation includes a kitchen/breakfast room, a bright and generously proportioned sun room overlooking the garden, a ground-floor shower room and a separate WC. Upstairs are two well-proportioned double bedrooms, both benefiting from useful built-in storage.

Outside, the property is approached via a substantial driveway providing ample off-road parking and access to a detached garage. The extensive gardens are a standout feature, with a large lawn, established trees, mature hedging, planted borders and considerable potential for landscaping, entertaining or further development, subject to the necessary consents.

A rare opportunity to acquire a spacious and adaptable home on a generous plot, well suited to families, multi-generational living or purchasers looking to create a property tailored to their own requirements.



ACCOMODATION

GROUND FLOOR

Entrance Porch

1.6m x 1.2m (5'2" x 3'11")

Entrance Hall

2.6m x 1.6m (8'6" x 5'2")

Dining Room/Bedroom Three

3.9m x 3.7m (12'9" x 12'1")

Reception Room Two/Bedroom Four

3.8m x 2.9m (12'5" x 9'6")

Inner Hallway

2.6m x 2.4m (8'6" x 7'10")

Cloakroom/WC

1.2m x 1.0m (3'11" x 3'3")

Shower Room

2.5m x 1.8m (8'2" x 5'10")

Lounge

5.5m x 4.6m (18'0" x 15'1")

Sun Room

9.2m x 1.9m (30'2" x 6'2")

Kitchen/Breakfast Room

3.7m x 3.0m (12'1" x 9'10")

FIRST FLOOR

Landing

1.6m x 1.0m (5'2" x 3'3")

Bedroom One

4.5m x 4.4m (14'9" x 14'5")

Bedroom Two

4.3m x 3.7m (14'1" x 12'1")

Property Services

Gas - N/A

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Oil Central Heating

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.

**Awaiting
Floorplan**



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