



Burnham Road, Latchingdon , Essex CM3 6EU
Price £400,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

OFFERED FOR SALE WITH NO ONWARD CHAIN! IF YOU ARE LOOKING FOR A FOUR BEDROOM DETACHED FAMILY HOME WITHIN A VILLAGE LOCATION THEN LOOK NO FURTHER! Featuring accommodation comprising of EN-SUITE FACILITIES to the master bedroom, family bathroom plus ground floor cloakroom/w.c. Also to the ground floor the property boasts lounge plus dining room and kitchen. Externally the property boasts AMPLE OFF ROAD PARKING via the driveway plus garage and rear garden. Council Tax Band D. Energy Efficiency Rating D.



Bedroom 1 11' x 11'2 (3.35m x 3.40m)

Double glazed window to front, radiator, coved to ceiling, door to:

En-Suite

Obscure double glazed window to side, radiator, low level w.c, wash hand basin with mixer tap, shower cubicle with wall mounted shower unit.

Bedroom 2 12' x 9'3 (3.66m x 2.82m)

Double glazed window to rear, radiator, coved to ceiling.

Bedroom 3 9' x 8'2 (2.74m x 2.49m)

Double glazed window to rear, radiator, coved to ceiling.

Bedroom 4 7'11 x 6'1 (2.41m x 1.85m)

Double glazed window to front, radiator, coved to ceiling.

Bathroom

Radiator, low level w.c, wash hand basin with mixer tap, panelled bath with mixer tap, tiled to walls.

Landing

Airing cupboard, access to loft space, stairs down to:

Entrance Hallway

Entrance door to front, coved to ceiling, doors to:

Cloakroom/W.C

Obscure double glazed window to front, low level w.c, wash hand basin, coved to ceiling.

Lounge 17'7 x 11'4 (5.36m x 3.45m)

Double glazed window to front, radiator, feature fireplace, coved to ceiling, through to:

Dining Room 11'6 x 8'11 (3.51m x 2.72m)

French doors to rear to garden, radiator, coved to ceiling.

Kitchen 14'7 x 8'8 (4.45m x 2.64m)

Double glazed window to rear, door to side leading to garden, radiator, space for fridge/freezer, built in double oven, four ring hob, extractor hood, space for dishwasher, range of fitted base and wall mounted units.

Rear Garden

Patio area, outside tap, fenced to boundaries, access to front via gate, personal door to:

Frontage

Driveway (shared access) providing ample off road parking leading to:

Garage

Up and over door to front, wall mounted boiler.

Agents Note, Money Laundering & Referrals

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.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

Intending purchasers will be required to provide identification documentation which is a legal requirement and we would ask for your co-operation in order that there is no delay in agreeing a sale. Church & Hawes use the services of an online verification company so as to ensure the required compliance and satisfy customer due diligence.

Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are

under no obligation to use a third party we have recommended.







Floor 0



Floor 1

Approximate total area⁽¹⁾

999.62 ft²
92.87 m²

Reduced headroom

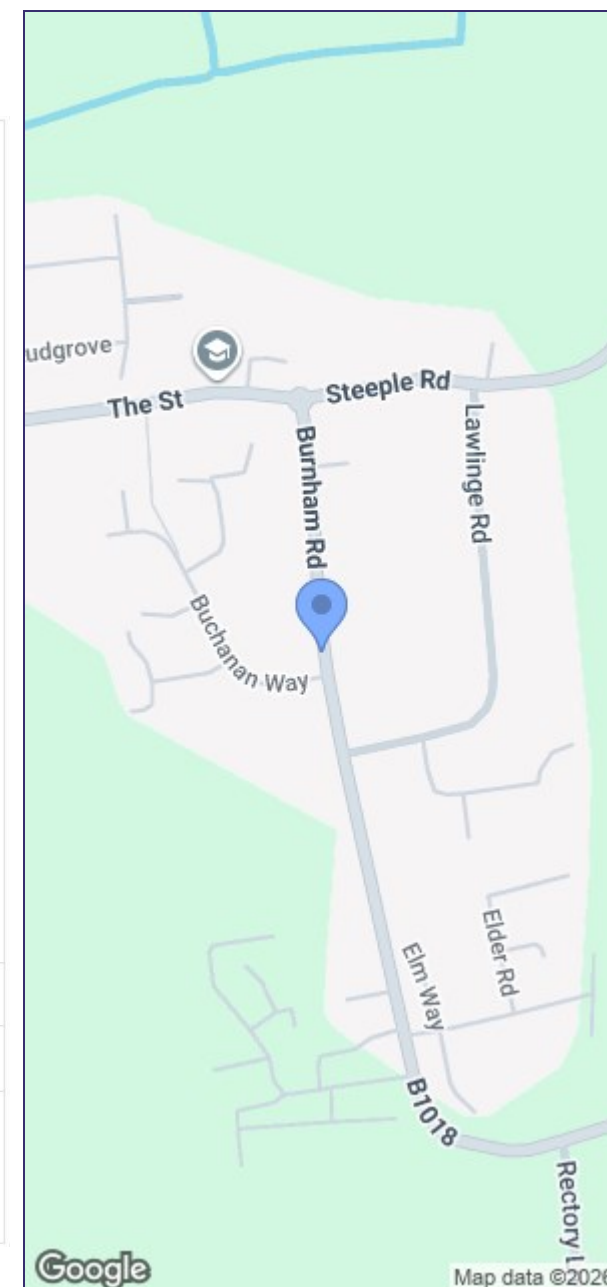
15.64 ft²
1.45 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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