



**Church
Hawes**
churchandhawes.com

Elm Way, Latchingdon , Essex CM3 6GP
Guide price £400,000

Church & Hawes
Est. 1977
Estate Agents, Valuers, Letting & Management Agents

GUIDE PRICE £400,000 – £415,000

Situated within the ever-popular Latchingdon Park development, this stylish and beautifully maintained three-bedroom semi-detached family home offers spacious, modern living throughout. Built in 2019 and still benefiting from the remainder of its structural warranty, the property is presented to an exceptional standard.

Accommodation begins with a welcoming entrance hall leading to a stunning Shaker-style kitchen/breakfast room complete with integrated appliances, a ground-floor cloakroom, and a bright, open-plan living/dining room. This impressive space features a striking media wall with integrated fireplace and bi-folding doors opening onto the rear garden, creating an ideal setting for both everyday living and entertaining.

To the first floor are three generously sized double bedrooms, including a principal bedroom with en-suite shower room, along with a contemporary family bathroom serving the remaining bedrooms.

Externally, the property enjoys an attractive and well-designed rear garden with paved and raised decked seating areas, side access, and a block-paved driveway providing ample off-road parking.

Early viewing is highly recommended, as interest in this superb home is expected to be strong.

Energy Rating: B



FIRST FLOOR:

LANDING:

Access to loft space, airing cupboard housing hot water cylinder, staircase down to ground floor, doors to:-

BEDROOM ONE:

Double glazed window to front, radiator, door to:

EN-SUITE:

Chrome heated towel rail, three piece white suite comprising fully tiled walk in shower with both overhead and handheld shower attachments and sliding glass door, close coupled WC and wall mounted wash hand basin, wall mounted cabinet, part tiled walls, wood effect flooring, extractor fan.

BEDROOM TWO:

Double glazed window to rear, radiator.

BEDROOM THREE:

Double glazed window to rear, radiator.

FAMILY BATHROOM:

Obscure double glazed window to side, chrome heated towel rail, three piece white suite comprising panelled bath with mixer tap, shower over and glass screen, close coupled WC and wall mounted wash hand basin with cabinet over, part tiled walls, wood effect flooring, extractor fan.

GROUND FLOOR:

ENTRANCE HALL:

Obscure double glazed entrance door to front, radiator, staircase to first floor, Amtico wood effect flooring, doors to:-

CLOAKROOM:

Obscure double glazed window to front, radiator, two piece white suite comprising close coupled WC and wall mounted wash hand basin with tiled splash back, continuation of wood effect flooring.

KITCHEN/BREAKFAST ROOM:

Double glazed window to front, radiator, extensive range

of matching 'Shaker' style wall and base mounted storage units and drawers, complimentary wooden work surfaces with inset 1 1/2 bowl single drainer sink unit, built in four ring electric hob with glass extractor hood over and oven below, integrated fridge/freezer, dishwasher and washing machine, Amtico wood effect flooring.

LIVING/DINING ROOM:

Double glazed bi-folding doors opening on to rear garden, radiator, impressive built in 'media' wall with storage compartments, shelving and inset electric flame effect remote controlled fire below, uilt in under stairs storage cupboard, Amtico wood effect flooring.

EXTERIOR:

REAR GARDEN:

Commencing with a large paved patio seating area leading to remainder which is predominantly laid to lawn with planted beds to borders and further raised decked seating area at rear, external power socket and lighting, side access gate leading to:-

FRONTAGE:

Block paved driveway to side of house providing off road parking for multiple vehicles, external cold water tap.

TENURE & COUNCIL TAX:

The property is freehold and is council tax band D.

VILLAGE OF LATCHINGDON:

Latchingdon is located on the Dengie Peninsular, a largely agricultural area positioned between the Blackwater Estuary and River Crouch. With its vast coastline the area is popular for sailing and other water sports, particularly from the nearby maritime towns of Maldon and Burnham-on-Crouch. The surrounding villages are home to a number of country pubs and pretty parish churches. Latchingdon has a number of local amenities including village shops, garage, a takeaway and public houses. There is a Church of England primary school with secondary schooling found at nearby Maldon, South Woodham Ferrers and Burnham-on-Crouch. Commuter services into London Liverpool Street can be found at nearby Fambridge or South Woodham Ferrers and the

A130, A13, A127, A12 and M25 are all within a short drive.

AGENTS NOTES:

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 & REFERRALS:

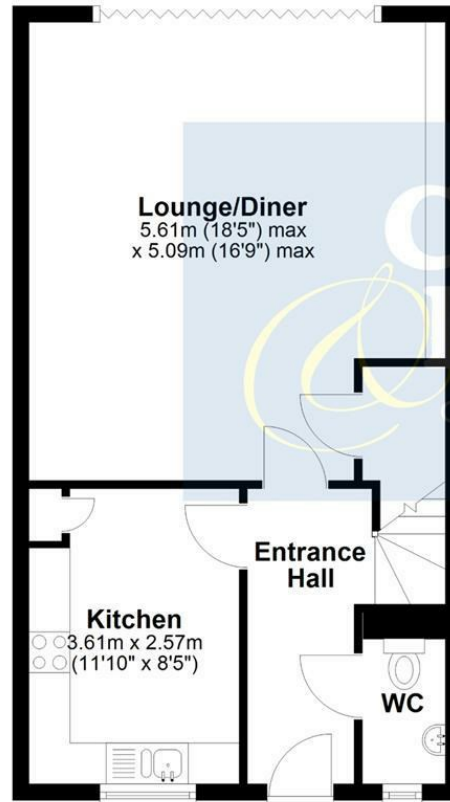
MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale
REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals 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 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.



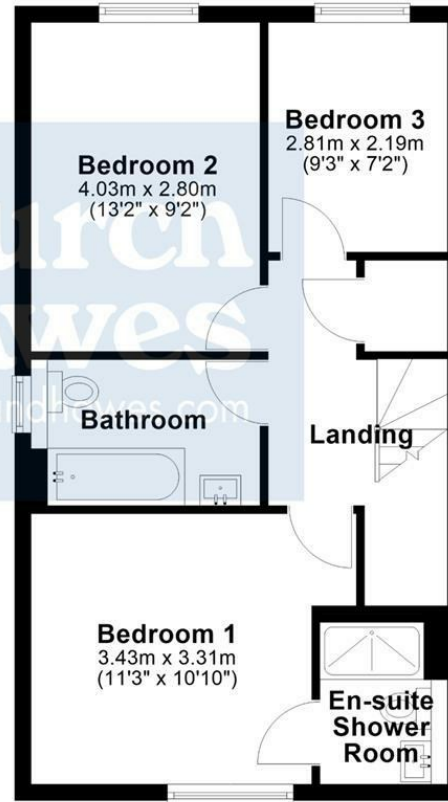




Ground Floor



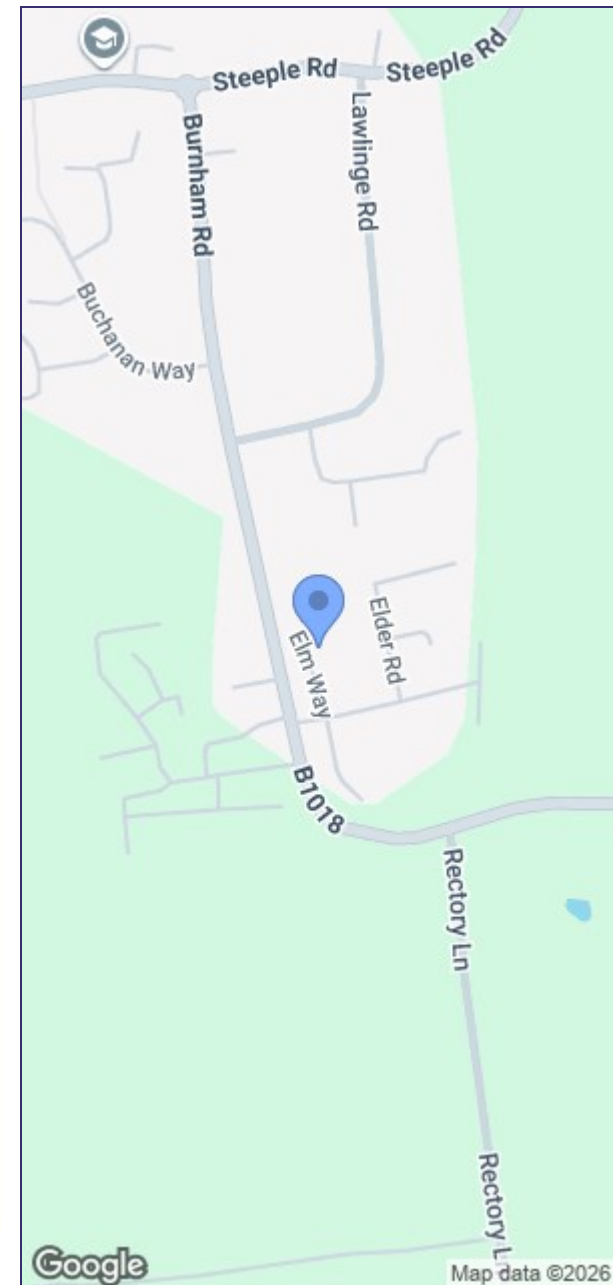
First Floor



APPROX INTERNAL FLOOR AREA
TOTAL 96 SQ M 1022 SQ FT

This plan is for layout guidance only and is
NOT TO SCALE
Whilst every care is taken in the preparation
of this plan, please check all dimensions,
shapes & compass bearings before making
any decisions reliant upon them.
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