

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 23rd MAY - 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!

| Energy Efficiency Rating                                  |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|---|-----------|---|-----------|
| Current   | Potential | Current   | Potential |
| Very energy efficient - lower running costs               |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| (92 plus) <b>A</b>  |           | (92 plus) <b>A</b>  |           |
| (81-91) <b>B</b>  |           | (81-91) <b>B</b>  |           |
| (69-80) <b>C</b>  |           | (69-80) <b>C</b>  |           |
| (55-68) <b>D</b>  |           | (55-68) <b>D</b>  |           |
| (39-54) <b>E</b>  |           | (39-54) <b>E</b>  |           |
| (21-38) <b>F</b>  |           | (21-38) <b>F</b>  |           |
| (1-20) <b>G</b>   |           | (1-20) <b>G</b>   |           |
| Not energy efficient - higher running costs               |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| England & Wales<br><small>EU Directive 2002/91/EC</small> |           | England & Wales<br><small>EU Directive 2002/91/EC</small>       |           |



\*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

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Paul Mason Associates Limited Registered in England Number - 6767946  
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