

Paul Mason Associates



25 Engineers Close, Latchingdon, Chelmsford, CM3 6YN

£440,000

- Three Bedroom Semi-Detached House

- Kitchen/Dining Room

- Generously Sized Lounge

- Ground Floor Cloakroom and First Floor Bathroom

- En-Suite to Bedroom One

- Garage

- Off Road Parking

- Secluded Rear Garden

- Semi-Rural Village Location

- EPC - TBC

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!



\*Mirrored version of plan shown.

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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## Location...

### 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 Hall

#### Cloakroom

#### Kitchen/Dining Room

2.93m x 5.65m (9'7" x 18'6" )

#### Lounge

3.27m x 5.65m (10'8" x 18'6")

### FIRST FLOOR

#### Landing

#### Bedroom One

3.27m x 3.61m (10'8" x 11'10" )

#### En-Suite

#### Bedroom Two

2.93m x 3.30m (9'7" x 10'9")

#### Bedroom Three

2.57m x 2.26m (8'5" x 7'4")

#### Family Bathroom

## EXTERIOR

### Frontage

### Rear Garden

### Garage

### Off Road Parking

### Property Services

Gas -

Electric - Mains

Water - Mains

Drainage - Mains

Heating -

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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Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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