

Paul Mason Associates



49 Engineers Close, Latchingdon, Chelmsford, CM3 6YN

Guide price £440,000

- Exclusive Development in Latchingdon
- Close to Countryside
- Three Bedroom Link-Detached House
- Open Plan Living/Dining Area
- Family Bathroom, Downstairs Cloakroom and En-Suite to Master Bedroom
- Fully Fitted Kitchen
- Secluded Rear Garden
- Allocated Parking with EVC
- Excellent Transport Links Nearby
- 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!



Variance in layout shown in grey applies to plot 13 only.
*Mirrored version of plan shown

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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

2.45m x 3.25m (8'0" x 10'7")

Cloakroom

Living/Dining Room

4.78m x 4.45m (15'8" x 14'7")

FIRST FLOOR

Bedroom One

2.63m x 3.69m (8'7" x 12'1")

En-Suite

Bedroom Two

3.19m x 5.31m (10'5" x 17'5")

Bedroom Three

2.49m x 3.29m (8'2" x 10'9")

Family Bathroom

EXTERIOR

Turfed Rear Garden

Parking with EVC

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.

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £25 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.



Paul Mason Associates

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