

Paul Mason Associates



Beech Drive, Latchingdon, CM3 6XT

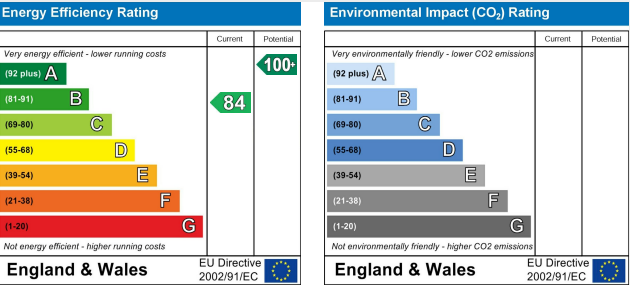
Guide Price £300,000 - £325,000

- Semi-Detached House
- Off Road Parking
- En-Suite to Bedroom One
- Semi-Rural Village Location
- Open Plan Kitchen/Lounge
- Two Double Bedrooms
- Ground Floor Cloakroom
- Landscaped Rear Garden
- No Onward Chain
- EPC - B

**\*\*GUIDE PRICE £300,000 - £325,000\*\***.....No Onward Chain, this well presented two bedroom semi-detached house is located in the village of Latchingdon. The property commences with an entrance hall benefitting from Amtico herringbone flooring that runs throughout the ground floor. The open plan kitchen/lounge comprises modern kitchen units with fitted appliances and a feature panelled wall with French doors opening to the rear garden. The ground floor also benefits from a cloakroom and storage cupboard. To the first floor there is a landing providing access to the bathroom suite and two double bedrooms with bedroom one benefitting from an en-suite shower room.

Externally the property benefits from a block paved driveway for off-road parking, and a decorative frontage. There is access to the rear garden via the side gate which has been relandscaped. It is mostly laid to lawn with a paved patio seating area.

Latchingdon is a popular village situated on the picturesque Dengie Peninsula, offering a peaceful rural setting surrounded by attractive Essex countryside. The village benefits from a good range of local amenities, including shops, a Post Office, petrol station, public house, primary school, village hall and recreational facilities. With scenic countryside walks, an active village community and convenient access to nearby towns, Latchingdon offers an appealing village lifestyle, whilst Maldon, Burnham-on-Crouch, South Woodham Ferrers and Chelmsford provide further shopping, schooling, leisure facilities and transport connections.



ACCOMMODATION

GROUND FLOOR

Entrance Hall

**Location...**  
Latchingdon is a popular village situated on the picturesque Dengie Peninsula in Essex, offering an attractive combination of rural living and convenient access to nearby towns. Surrounded by open countryside, the village enjoys a peaceful setting whilst remaining within approximately seven miles of Maldon, Burnham-on-Crouch and South Woodham Ferrers, with Chelmsford approximately 14 miles away.

The village benefits from a good range of everyday amenities, including a convenience store, Post Office, 24-hour petrol station, traditional public house, diner, motel and Latchingdon Church of England Primary School. There is also a village hall, church, bowls club and recreational playing fields, with various clubs and community events taking place throughout the year.

For those who enjoy the outdoors, Latchingdon is surrounded by attractive countryside, with numerous public footpaths offering

scenic walks through the surrounding farmland. The wider Dengie Peninsula is also renowned for its charming villages, coastal scenery and opportunities for walking, cycling and sailing.

Latchingdon is well positioned for access to the nearby towns of Maldon, South Woodham Ferrers and Chelmsford, all offering a wider range of shopping, schooling and leisure facilities. Railway stations at Althorne and North Fambridge provide connections towards London Liverpool Street via Wickford, making the village a practical choice for commuters.

Combining village charm, local amenities and beautiful countryside surroundings, Latchingdon offers an appealing lifestyle for families, professionals and those seeking a quieter pace of life.

**Cloakroom**  
2.18m x 1.09m (7'2" x 3'7" )

**Open Plan Lounge/Kitchen**  
8.05m x 4.72m (reducing to) 2.08m (26'5" x 15'6" (reducing to) 6'10")

FIRST FLOOR

Landing

**Bedroom One**  
3.45m x 2.64m (11'4" x 8'8")

**En-Suite**  
2.64m x 1.17m (8'8" x 3'10")

**Bedroom Two**  
4.78m x 2.57m (15'8" x 8'5")

**Bathroom**  
2.54m x 2.51m (8'4" x 8'3")

EXTERIOR

Rear Garden

Frontage

**Property Services**  
Gas - Mains  
Electric - Mains  
Water - Mains  
Drainage - Mains  
Heating - Gas Central Heating  
Local Authority - Maldon District Council

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

**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.



**Paul Mason** Associates

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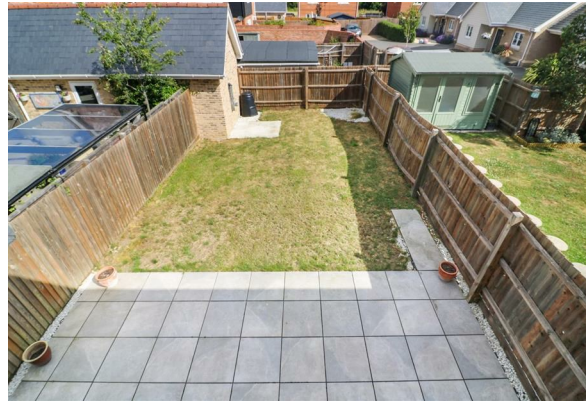
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Sales | Lettings | Development | Investment

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