

Paul Mason Associates



Sunmead, Latchingdon, Chelmsford, CM3 6FN

£460,000

- New Exclusive Development in Latchingdon
- Close to Countryside
- Detached Bungalow with Field Views
- Open Plan Kitchen/Dining Room and Living Room
- Family Bathroom
- Three Good Sized Bedrooms
- Secluded Rear Garden
- Off Road Parking and Garage
- Excellent Transport Links Nearby
- EPC - TBC

| 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 | | | |
| EU Directive 2002/91/EC | | | |
| England & Wales | | | |

| 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 | | | |
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OPEN DAY 17TH JANUARY - BY APPOINTMENT ONLY

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!



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 Hall

Kitchen/Living/Dining

6.14m x 7.03m (20'1" x 23'0")

Bedroom One

3.76m x 2.97m (12'4" x 9'8")

Bedroom Two

3.17m x 3.05m (10'4" x 10'0")

Bedroom Three

3.11m x 2.70m (10'2" x 8'10")

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

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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Sales | Lettings | Development | Investment

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Paul Mason Associates Limited Registered in England Number - 6767946
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