

55 Engineers Close, Latchingdon, Chelmsford, CM3 6YN

£400,000

- Three Bedroom Link Detached House
- Lounge/Dining Room
- Off Road Parking
- Garage
- En-Suite to Bedroom One
- Ground Floor Cloakroom and First Floor Bathroom
- Secluded Rear Garden
- Brand New Home
- Semi-Rural Village Location
- EPC - TBC

OPEN HOUSE - SATURDAY 14TH MARCH - 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.

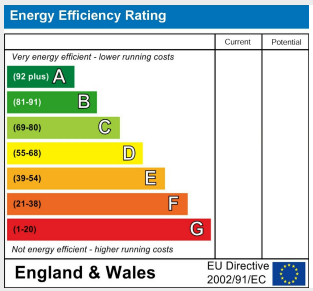
Whether you're looking for a peaceful countryside retreat or a stylish family home, Sunmead delivers comfort, style, and convenience in an idyllic setting.

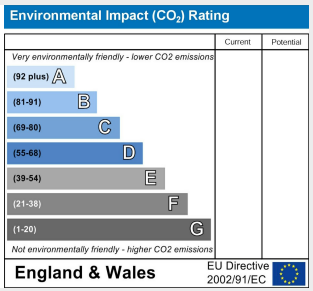
VIEWINGS ARE BY APPOINTMENT ONLY – contact us today to book your viewing!





*Mirrored version of plan shown.





Location
Latchingdon is a village 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. The village 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. There are plenty of countryside footpaths providing scenic walks around the village.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

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

Lounge/Dining Room
4.78m x 4.45m (15'8" x 14'7")

Cloakroom

FIRST FLOOR

Landing

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")

Bathroom

EXTERIOR

Garage

Rear Garden

Off-Road Parking

Property Services
Gas - NA
Electric - Mains
Water - Mains
Drainage - Mains
Heating - Air Source Heat Pump
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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Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP

The Property Ombudsman SALES

OFT Approved code

















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