

Paul Mason Associates



Meadow Way, Latchingdon, CM3 6LH

Guide price £350,000

- Three Bedroom Semi-Detached House
- No Onward Chain
- Garage and Driveway
- Utility Room
- Ground Floor Shower Room and First Floor Bathroom
- Kitchen/Dining Room
- Well-Sized Lounge
- Secluded Rear Garden
- Village Location
- EPC - E

****NO ONWARD CHAIN**** Situated in the village of Latchingdon, Essex, this well-proportioned three bedroom home offers generous accommodation, driveway parking, an integral garage and an established rear garden.

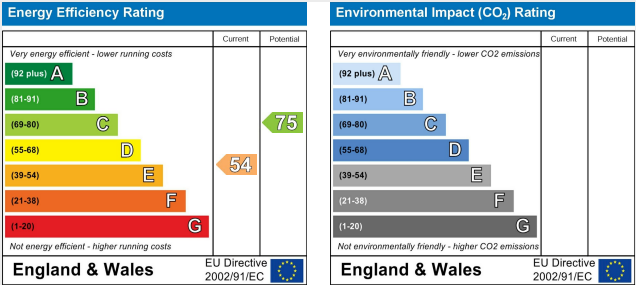
The ground floor accommodation commences with an entrance hall leading through to a generously sized lounge, providing plenty of space for a range of seating furniture. To the rear of the property is the kitchen/dining room, enjoying views over and direct access to the rear garden, creating a practical space for both everyday dining and entertaining.

Adjoining the kitchen is a useful utility room, which provides further storage and appliance space as well as access to the ground floor shower room, integral garage and rear garden.

To the first floor, the landing serves three well-proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes. Completing the first-floor accommodation is the family bathroom.

Externally, the property benefits from driveway parking to the front leading to the garage, alongside an attractive planted frontage. To the rear is a good size, established garden with a lawn, mature trees, shrubs and planting, offering plenty of scope for a new owner to create their ideal outdoor space.

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.



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.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

1.8m x 1.7m (5'10" x 5'6")

Lounge

4.9m x 4.2m (16'0" x 13'9")

Kitchen/Dining Room

5.2m x 2.6m (17'0" x 8'6")

Utility Room

3.9m x 1.4m (12'9" x 4'7")

Shower Room

2.8m x 0.9m (9'2" x 2'11")

FIRST FLOOR

Landing

2.7m x 1.9m (8'10" x 6'2")

Bathroom

2.3m x 1.7m (7'6" x 5'6")

Bedroom One

4.0m x 3.0m (13'1" x 9'10")

Bedroom Two

3.5m x 2.8m (11'5" x 9'2")

Bedroom Three

3.0m x 2.2m (9'10" x 7'2")

EXTERIOR

Garage

4.5m x 2.6m (14'9" x 8'6")

Rear Garden

Frontage

Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas

Local Authority - Maldon District Council

Agent Note

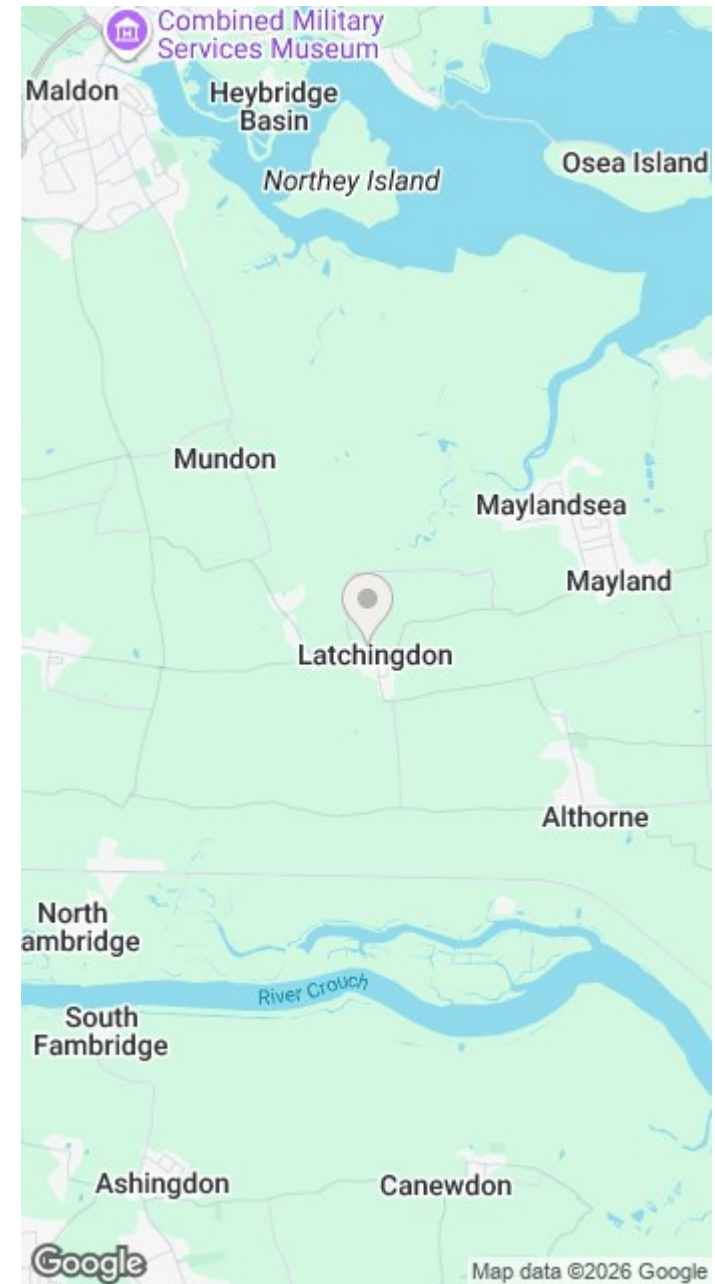
Please note that grant of probate is awaited.

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.





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Sales | Lettings | Development | Investment

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