

Paul Mason Associates



41 Engineers Close, Latchingdon, Chelmsford, CM3 6YN
£550,000

- Exclusive Development in Latchingdon
- Close to Countryside
- Four Bedroom Detached House
- 15'9" x 13'0" Lounge with French Doors to Rear Garden
- Open Plan Kitchen/Diner with Utility Room
- Seperate Dining Room and Study
- Family Bathroom, Downstairs Cloakroom and En-Suite to Master Bedroom
- Secluded Rear Garden
- Off Road Parking and Garage
- EPC - TBC

Situated in the sought-after village of Latchingdon, Essex, this exceptional new-build four bedroom detached residence offers beautifully appointed, energy-efficient living with an outstanding EPC rating of A.

The ground floor has been thoughtfully designed for modern family life, featuring an elegant kitchen/breakfast room with sleek cabinetry, quality finishes and access to a practical utility room, complete with an external door to the rear garden. A separate dining room, dedicated study, ground floor cloakroom, understairs storage and an impressive rear-facing lounge with French doors create a superb balance of style, comfort and functionality. Underfloor heating enhances the sense of luxury throughout the ground floor.

The first floor offers four generous double bedrooms, including a refined principal bedroom with fitted wardrobe and a stylish en-suite featuring a large shower cubicle. The remaining bedrooms are served by a beautifully finished four-piece family bathroom suite.

Externally, the property enjoys a large rear garden, garage and off-road parking. Solar panels, an air source heat pump and excellent energy efficiency further elevate this superb contemporary home, combining luxury, space and sustainability in a desirable village setting.

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



First floor

Ground floor

*Mirrored version of plan shown.

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

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

4.23m x 4.19m (13'10" x 13'8")

Utility Room

1.75m x 1.70m (5'8" x 5'6")

Dining Room

2.62m x 2.99m (8'7" x 9'9")

Cloakroom

Study

2.74m x 2.10m (8'11" x 6'10")

Lounge

3.96m x 4.80m (12'11" x 15'8")

FIRST FLOOR

Landing

Bedroom One

3.96m x 2.82m (12'11" x 9'3")

En-Suite

Bedroom Two

3.03m x 4.19m (9'11" x 13'8")

Bedroom Three

2.62m x 4.19m (8'7" x 13'8")

Bedroom Four

2.62m x 3.07m (8'7" x 10'0")

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

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.

Viewings

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



Paul Mason Associates

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