

Paul Mason Associates



6 Engineers Close, Latchingdon, Chelmsford, CM3 6YN

£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

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!



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(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		Not environmentally friendly - higher CO ₂ emissions	
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 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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