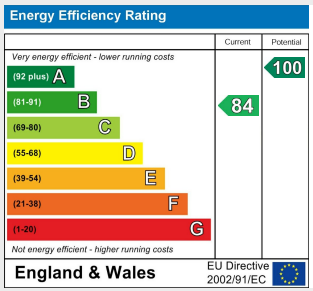


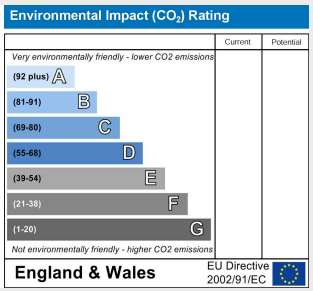
Elder Road, Latchingdon, Essex, CM3 6XD

£340,000

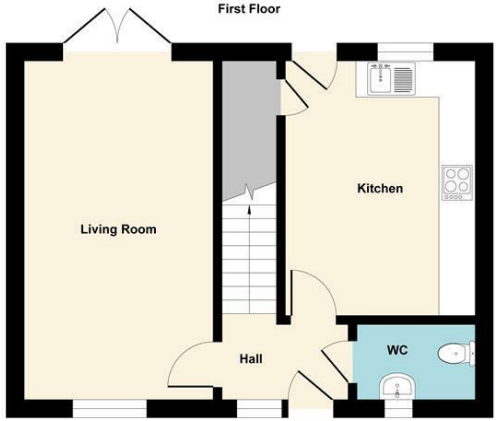
- Recently built
- Two double bedrooms
- Ensuite to the master
- Modern bathroom
- Lounge
- Modern kitchen
- Ground floor cloakroom
- South facing rear garden and driveway to front providing parking for two cars
- Close to the local amenities
- EPC - B

Built in 2019 is this high specification two bedroom residence offering spacious accommodation, with a good sized garden and driveway to the front providing parking for two cars. The accommodation comprises lounge, modern kitchen/breakfast room with walk-in larder, ground floor cloakroom, first floor bathroom, two bedrooms and ensuite to the main bedroom. The property is situated within this popular new development in the village of Latchingdon close to open farmland, school and shops. Only a short distance away is Maldon which benefits from a secondary schools, high street shops and Maldon Promenade Park situated on the River Blackwater.









Distances
Latchingdon Primary School - 0.2 miles
Althorne Railway Station - 2.6 miles
Maldon - 6.4 miles
Southend (London) Airport - 19.7 miles

(All mileages are approx)

Accommodation

GROUND FLOOR

Entrance Hall
Part glazed entrance door and window to front. Stairs to the first floor.

Lounge
5.35m x 2.93m (17'6" x 9'7")
Window to front and glazed French doors with side screens to the rear garden.

Kitchen/Breakfast Room
4.04m x 3.10m (13'3" x 10'2")
Modern units fitted to eye and base level finished with square edge solid wood work surfaces and matching up stands with tiled surround. One and a half bowl sink unit with drainer and mixer taps. Integrated washing machine, dishwasher and fridge/freezer. Built-in oven, hob and extractor. Large understairs larder storage cupboard. Window and a half glazed door to the rear garden. Inset ceiling lights.

Cloakroom
White suite comprising wash hand basin with tiled splash back and low level WC. Obscure window to front wand inset ceiling lights.

FIRST FLOOR

Landing
Access to the loft and stairs to the ground floor. Window to rear.

Bedroom One
3.83m x 2.91m (12'6" x 9'6")
Window to rear and door to:

En-Suite
Obscure window to front. White suite comprising large shower cubicle with tiled walls, wash hand basin with vanity unit below and low level WC. Heated towel rail and inset ceiling lights.

Bedroom Two
3.23m x 3.12m (10'7" x 10'2")
Window to rear. Airing cupboard housing hot water cylinder.

Family Bathroom
Obscure window to rear. White suite comprising bath with independent shower over and tiled walls, wash hand basin with vanity unit below and low level WC. Inset ceiling lights and heated towel rail.

EXTERIOR

Rear Garden
South facing. Commencing with a paved patio area with views over the remainder of the gardens that are laid to lawn. Access to front via side gate.

Front Garden
Driveway providing off street parking for two cars. Access to the entrance porch.

Services
Gas - Mains
Electric - Mains
Water - Mains
Drainage - Mains
Heating - Gas Central Heating
Local Authority - Maldon - C

Viewings.
Strictly by appointment only through the selling agent Paul Mason Associates on 01621 742310.

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
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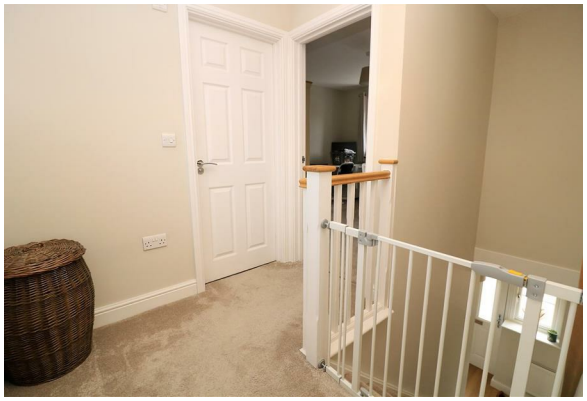














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