

Paul Mason
Associates



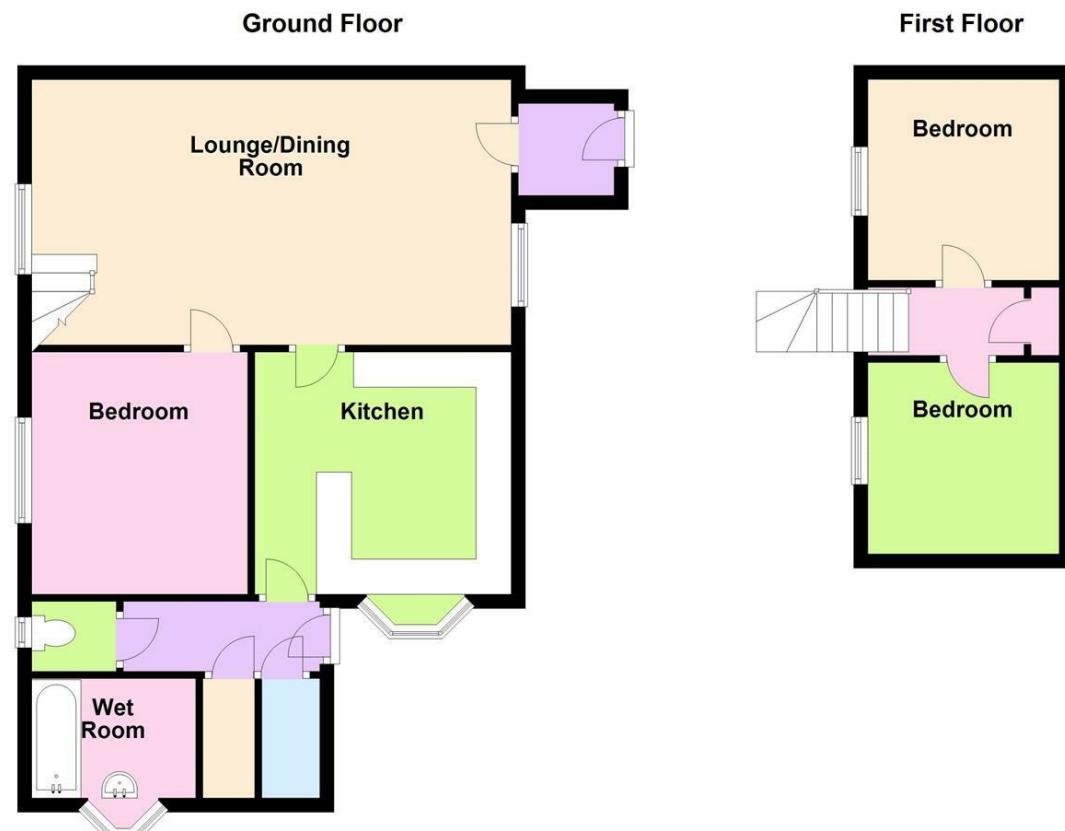
Latchingdon Road, Cold Norton, Essex, CM3 6JG
Guide price £399,950

- Detached Bungalow
- Spacious Accommodation Throughout
- Detached Garage
- Two Reception Rooms
- Three Bedrooms
- Village Location
- Secluded Rear Garden
- Private Gated Driveway.
- Numerous Off-Road Parking
- EPC - F

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
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Very environmentally friendly - lower CO ₂ emissions			
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This spacious three bedroom detached bungalow set within approximately 1/5 of an acre with a private, long driveway with double wrought iron gates and is located in a non estate position. The property requires modernisation throughout. Conveniently situated in the attractive village of Cold Norton. The property is close to playing fields, a park and is within the catchment area of the highly regarded Cold Norton Primary School. In addition to numerous pleasant countryside walks, local amenities include The Norton public house as well as the popular Three Rivers Golf and Country Club. The accommodation comprises entrance porch, lounge/diner, kitchen/breakfast room, family bathroom and cloakroom, along with master bedroom to the ground floor and two further bedrooms the first floor. Externally the property is set back from the road with a large un-overlooked rear garden with mature trees and shrubs. There is an extensive driveway and parking for numerous vehicles alongside a detached garage.



Produced by Property Trader 01245 323355 Disclaimer: All floorplans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floorplan information and the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your full requirements.

Plan produced using PlanUp.

Distances:

Cold Norton Primary School - 0.2 miles
North Fambridge Train Station - 2.7 miles
South Woodham Ferrers - 4.1 miles
Maldon - 5.6 miles
(All mileages are approximate)

ACCOMMODATION

Ground Floor

Entrance Porch

Wooden door to side with two glazed windows to front and rear. Doors to:

Lounge/Dining Room

6.8m x 3.7m (22'3" x 12'1")
Dual aspect windows to both sides. Feature multi-fuel log burner. TV point. Radiator. Coved Ceiling. Stairs to first floor. Door to:

Kitchen/Breakfast Room

3.7m x 3.5m (12'1" x 11'5")
Bay window to rear. Wooden units fitted to eye and base level with laminate work surfaces, One and half bowl stainless steel sink unit with drainer. Tiled splash-backs. 4 ring electric hob with extractor over. Double electric oven. Integrated dishwasher. space for fridge and freezer as well as washing machine. Loft hatch. Radiator. Door to:

Inner Hallway

Wooden door to side leading to rear garden. Coved ceiling. Airing cupboard housing condensed oil boiler. Storage cupboard. Door to:

Family Bathroom

Wet Room/ Family Bathroom, obscure bay window to rear, three piece suite comprising panelled bath. Pedestal wash hand basin. shower with attachments. Fully tiled walls. Radiator.

Cloakroom

Obscure window to side. Low level wc. Part tiled walls. Coved ceiling. Radiator.

Master Bedroom

3.4m x 3.0m (11'1" x 9'10")
Window to side. Coved ceiling. TV point. Radiator.

First Floor

Landing

Velux window to side. Stairs to ground floor. Storage cupboard. Doors to:

Bedroom Two

2.7m x 2.7m (8'10" x 8'10")
Velux Window to side. Storage cupboard. Eaves storage space.

Bedroom Three

2.7m x 2.4m (8'10" x 7'10")
Velux window to side. Storage cupboard. Eaves storage space.

EXTERIOR

Front

The property is approach from the main road via a long driveway which is fenced to one side and hedged to the other, giving access to the main entrance to the property. Access through to the rear of the property and the garage via double wrought iron gates.

Rear Garden

Commences with a paved patio area with remainder laid to lawn with a variety of shrub borders and mature trees. Access to garage.

Single Garage

Up and over door. Power and light connected. Loft Space. Window and door to side accessing the garden.

Agents Note

Please note that the property is non-standard timber construction so anyone wishing to purchase the property will need to explore their financial options with any lender before proceeding.

The property has also been subject to subsidence in the early 1990's but we understand from the vendor that reparatory works were carried out at the time and there have been no further issues.

Again, we recommend exploring this via a surveyor to fully satisfy yourself prior to proceeding to

purchase.

Planning permission have previously been passed in 1982 to extend to a four bedroom and this could be explored again to apply for further permissions.

Services

Gas- N/A
Electric- Mains
Water- Mains
Drainage- Mains
Local Authority - Maldon District Council - Tax Band - D

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.



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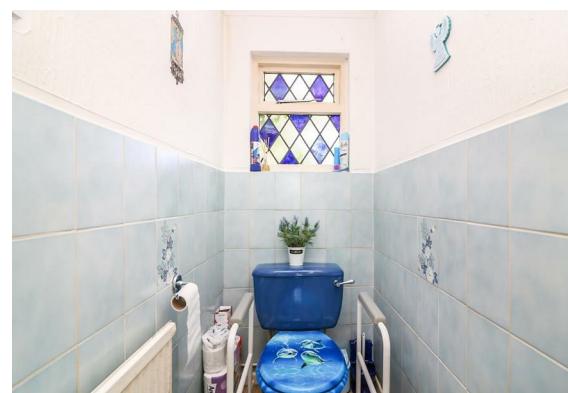
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