

Paul Mason Associates



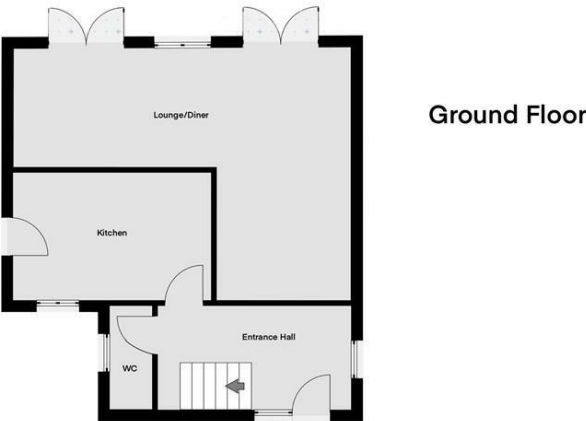
Bridgemans Green, Latchingdon, CM3 6LJ

Guide price £450,000



- Village Location
- Spacious Accommodation Throughout
- Detached Family Home
- Lounge
- Four Bedrooms
- En-suite & Family Bathroom
- Secluded Rear Garden
- Driveway
- Garage
- EPC - TBC

\*\*\* GUIDE PRICE £450,000-£475,000 \*\*\* This four bedroom detached family home is conveniently located in the heart of Latchingdon village. The village provides a number of amenities including village shops, public house, petrol station, indoor bowling club and a primary school. The accommodation includes a spacious entrance hall, fitted kitchen/breakfast room, lounge/dining Room and a cloakroom. On the first floor there is a master bedroom with a fitted en-suite, three further bedrooms along with a fitted family bathroom to the first floor. Externally the property is set back from the road with a well maintained rear garden. To the front there is a block paved drive-way providing off-road parking for numerous vehicles and access to the large garage. Viewing comes highly recommended to fully appreciate the size of the accommodation on offer.



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

### Distances

Latchingdon Church of England  
Primary School (0.1 mile)  
Althorne Train station (3 miles)  
North Farnbridge Train Station (3  
miles)  
Maldon Town Centre (6miles)  
Burnham-On-Crouch (6.5 miles)

All mileages are approximate

### Accommodation

#### Ground Floor

##### Entrance Hall

4.7m x 2.2m (15'5" x 7'2")  
Double glazed entrance door to  
front. Double glazed windows to  
front and side. Coved ceiling.  
Stairs to first floor with storage  
below. Radiator. Doors to :-

##### Lounge/Dining Room

7.7m x 5.5m (25'3" x 18'0")  
Double glazed windows to rear  
and side. Two French doors  
leading to rear garden. Coved  
ceiling. Feature fireplace. TV  
point. Radiator.

##### Cloakroom

1.8m x 1.0m (5'10" x 3'3")  
Obscure double glazed window to  
side. Refitted two piece suite  
comprising vanity wash hand  
basin with storage below and low  
level WC. Fully tiled walls and  
flooring. Heated towel rail.

### Kitchen/Breakfast Room

4.1m x 2.6m (13'5" x 8'6")  
Double glazed window to front.  
Wooden units fitted to eye and  
base level with stone effect work  
surfaces. Tiled walls. Double sink.  
Four ring gas hob with extractor  
hood over. Double electric oven.  
Intergrated fridge-freezer and  
dishwasher. Coved ceiling. Tiled  
flooring. TV point. Door to side.

#### First Floor

##### Landing

5.6m x 2.3m (18'4" x 7'6")  
Double glazed window to side.  
Coved ceiling. Access to loft  
space via hatch. Large airing  
cupboard. Stairs to ground floor.

##### Bedroom One

3.0m x 3.0m (9'10" x 9'10")  
Double glazed window to rear.  
Coved ceiling. Built in wardrobes.  
TV point. Radiator. Door to :-

##### En-Suite

2.6m x 1.0m (8'6" x 3'3")  
Obscure double glazed window to  
side. Refitted three piece suite  
comprising low level WC, vanity  
wash hand basin with storage  
below and shower cubicle with  
attachments. Inset spotlights. Fully  
tiles walls and flooring. Heated  
towel rail.

##### Bedroom Two

3.2m x 2.7m (10'5" x 8'10")  
Double glazed window to rear.

Built in wardrobes. TV point.  
Radiator.

##### Bedroom Three

3.5m x 2.7m (11'5" x 8'10")  
Double glazed windows to front  
and rear. Coved ceiling. Built in  
wardrobes. Radiator.

##### Bedroom Four

2.7m x 2.2m (8'10" x 7'2")  
Double glazed window to front.  
Coved ceiling. Built in wardrobes.  
Radiator.

##### Family Bathroom

2.7m x 1.6m (8'10" x 5'2" )  
Obscure double glazed window to  
rear. Refitted three piece suite  
comprising corner shower with  
attachments, vanity wash hand  
basin with storage below and  
concealed WC. Inset spotlights.  
Fully tiled walls and flooring. Towel  
rail.

### EXTERIOR

#### Rear Garden

Commencing paved patio seating  
area with the remainder laid to  
lawn with various flowers, trees  
and shrubbery. Newly replaces  
fencing to boundary. Access to  
frontage via side gate. Outside  
lighting.

#### Frontage

Partially block paved, partially  
tarmaced driveway providing off  
road parking for numerous

vehicles. Access to rear garden  
via side gate. Outside tap.  
Outside lighting.

#### Double Garage

5.2m x 4.9m (17'0" x 16'0")  
Electric roller door. Two windows  
to side. Pedestrian door to side.  
Loft space. Power and lighting  
connected.

### Services

Gas- Mains  
Electric- Mains  
Water- Mains  
Drainage- Mains  
Heating- Gas Central Heating  
Local Authority - Maldon District  
Council

### 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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