

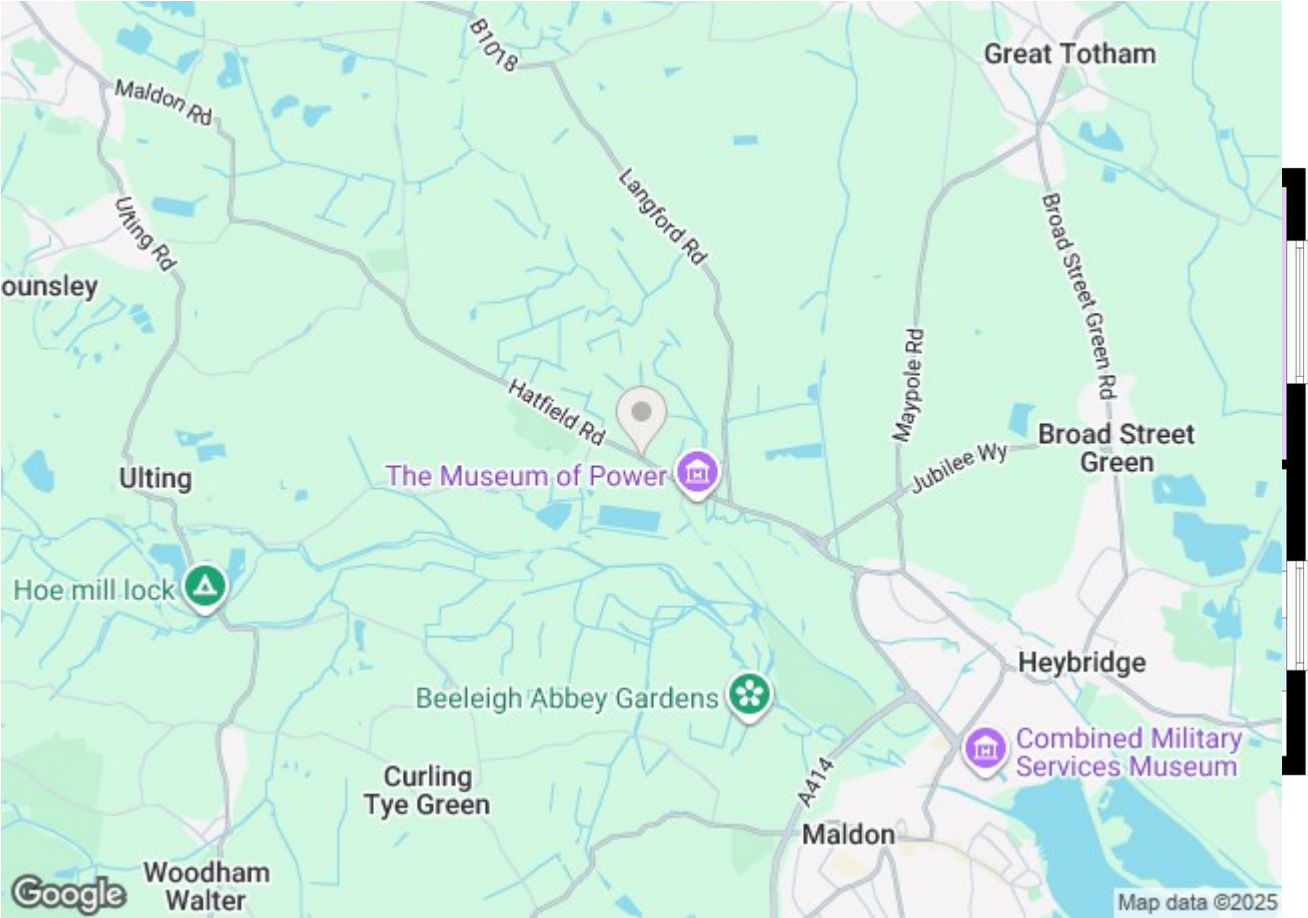
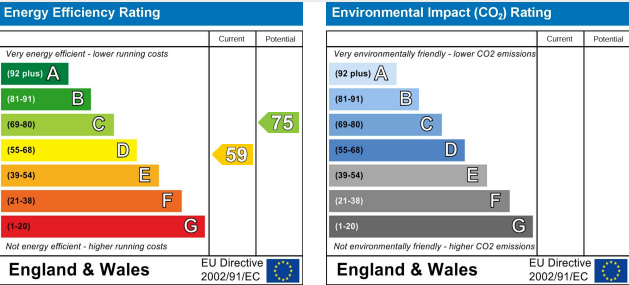


Hatfield Road, Langford, CM9 6QA
Guide price £400,000

- One third of an acre
- Detached bungalow
- In need of modernising
- Two bedrooms
- Ensuite to bedroom one
- Family shower room
- Spacious lounge and kitchen
- Unfinished extension 9.76m x 7.24m > 2.83m
- Double garage measuring 8.69m x 6.98m
- EPC - TBC

A detached bungalow in need of modernising sitting on a plot of approx. one third of an acre. The property offers two double bedrooms with ensuite to the principal bedroom plus a family bathroom. The main living room measures 26'3" x 14'8" to the front of the property and a kitchen to the rear. There is an incomplete extension to the rear measuring 32'0" x 23'9" > 9'3" which could provide further living area subject to confirmation of relevant planning and building regulation documents. The property provides ample parking to the front providing access to a large detached garage/workshop 28'6" x 22'10" plus a large garden room to one side. The property is available with NO ONWARD CHAIN.

The relevant planning application can be found on Maldon District Council's website, reference no: 19/00980/HOUSE



Location

Langford is a small hamlet on the outskirts of Maldon with easy access to Hatfield Peverel train station and the A12. The location is famous for the Museum of Power as well as wonderful river walks to the beautiful Beeleigh Falls and Beeleigh Abbey. Maldon High Street is approx. 2.2 miles away and features a host of popular restaurants and bars plus shopping facilities including Marks and Spencers, there are also further supermarkets nearby. Maldon also benefits from numerous schools and Plume Academy which is a secondary school. At the end of the High Street, near the river, is Maldon Promenade which is popular for families and includes a large children's play area and water park, plus a model boating lake.

Distances

Maldon High Street - 2.2 miles
A12 - 3.3 miles
Hatfield Peverel - 3.7 miles
Chelmsford City Centre - 11 miles
London Stansted - 23.5 miles

All mileages are approx.

Accommodation

Entrance Lobby

Lounge

8.02m x 4.48m (26'3" x 14'8")

Kitchen

3.65m x 2.71m (11'11" x 8'10")

Bedroom

5.56m x 3.01m (18'2" x 9'10")

Ensuite

Bedroom

3.67m x 2.44m (12'0" x 8'0")

Bathroom

Unfinished Extension

9.76m x 7.24m > 2.83m (32'0" x 23'9" > 9'3")

Garden Room

Double Garage

8.69m x 6.98m (28'6" x 22'10")

Property Services

Gas - Mains
Electric - Mains
Water - Mains
Drainage - Sess Pit
Heating - Gas
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.

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £25 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.



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