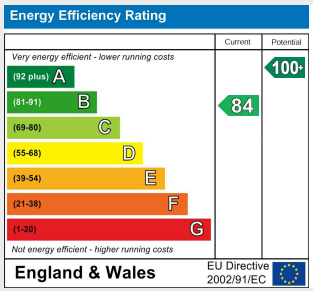
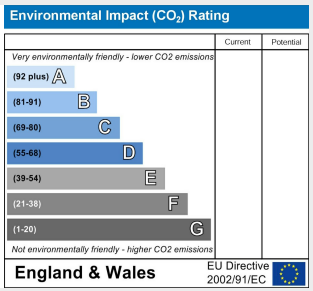
Elm Way, Latchingdon, Chelmsford, CM3 6GP

Offers in excess of £400,000

- Built in 2019 and situated within an exclusive development in the village of Latchingdon
- Well-presented three-bedroom family home offering modern accommodation throughout
- Spacious entrance hall creating a welcoming first impression
- Kitchen with breakfast bar and integrated appliances to help maximise space
- Generous lounge/diner with Bi-fold doors opening directly onto the rear garden
- Three good-sized bedrooms
- Three-piece family bathroom with bath and overhead shower, en-suite to the principal bedroom and downstairs cloakroom
- Private rear garden with raised decking facing south and patio area
- Driveway parking for three vehicles and a pleasant outlook over the green
- EPC - B





Built in 2019 and positioned within an exclusive development in the village of Latchingdon, this well-presented three-bedroom family home offers spacious and modern accommodation throughout. Latchingdon is located in the Dengie Peninsular with the closest towns, Maldon, Burnham-On-Crouch and South Woodham Ferrers all being within 7 miles 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. There are plenty of countryside footpaths providing scenic walks around the village too.

The property is welcomed by a spacious entrance hall, which leads through to the kitchen complete with a breakfast bar and matching 'Shaker' style units. There is a range of integrated appliances, helping to maximise the space. To the rear of the home is a generous lounge/diner, providing an ideal area for both relaxing and entertaining, with bi-fold doors opening directly onto the rear garden and an impressive built-in media wall.

To the first floor, there are three good-sized bedrooms. The principal bedroom benefits from a three-piece en-suite shower room, while the remaining bedrooms are served by a three-piece family bathroom with a bath and overhead shower.

Externally, the rear garden offers an excellent level of privacy and has been thoughtfully arranged to make the most of the space. There is a raised decking area to the side of the garden, ideal for seating and enjoying the southerly aspect, along with a patio area directly outside the bi-fold doors and raised beds for shrubs and planting. To the front, the property benefits from driveway parking for three vehicles and enjoys a pleasant outlook over the green.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Kitchen with Breakfast Bar
3.61m x 2.57m (11'10" x 8'5")

Lounge/Dining Room
5.61m x 5.09m max (18'4" x 16'8" max)

Cloakroom

FIRST FLOOR

Landing

Bedroom One
3.43 x 3.31m (11'3" x 10'10")

En-Suite

Bedroom Two
4.03m x 2.80m (13'2" x 9'2")

Bedroom Three
2.81m x 2.19m (9'2" x 7'2")

Family Bathroom

EXTERIOR

Rear Garden

Frontage

Driveway for 3 vehicles

Property Services
Gas - Mains
Electric - Mains
Water - Mains
Drainage - Mains
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.

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The Property Ombudsman SALES

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