

Paul Mason Associates



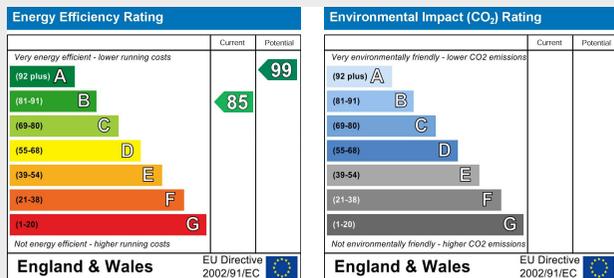
Birch Row, Latchingdon, CM3 6GQ  
Offers in excess of £575,000

- Detached Family Home
- Spacious Accommodation Throughout
- Village Location
- Open Plan Kitchen/Breakfast Room
- Two Reception Rooms
- Utility Room & Cloakroom
- Two En-Suites & Family Bathroom
- Secluded Garden
- Single Garage & Driveway
- EPC - B

This impressive and modern four bedroom detached property is situated within a small and exclusive development in the attractive village of Latchingdon, situated in a semi-rural location. The accommodation comprises a generous hallway, lounge, fitted open plan kitchen/breakfast room with bi-fold doors leading to the rear garden, utility room, dining room and a fitted cloakroom. To the first floor there is a landing with access to bedroom one with a fitted en-suite, guest bedroom complemented by another generous en suite, two further bedrooms and a large fitted family bathroom.

Externally the property benefits from a large single garage to the side as well as off road parking for two/three vehicles to the front. The rear garden has been recently re-landscaped and consists of a large patio seating area and pathway leading to the rear of the garden that has an additional patio area with a hot tub to remain, the remainder is laid to lawn with various trees and shrubs to the rear boundary adding privacy to the garden. Viewings come highly recommended to fully appreciate the size and condition of the property on offer.

Latchingdon is a village located in the Dengie Peninsular with the closest towns, Maldon, Burnham-On-Crouch and South Woodham Ferrers all being within 7 miles away and Chelmsford approximately 14 miles. The village itself homes less than 1200 residents according to the 2021 census. The village 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.



## ACCOMMODATION

### GROUND FLOOR

#### Hallway

5.2m x 2.4m (17'0" x 7'10")

#### Dining Room

3.7m x 3.5m (12'1" x 11'5")

#### Cloakroom

1.8m x 1.4m (5'10" x 4'7")

#### Lounge

5.3m x 3.5m (17'4" x 11'5")

#### Open Plan Kitchen/Breakfast Room

4.7m x 4.5m (15'5" x 14'9")

#### Utility Room

3.6m x 2.0m (11'9" x 6'6")

### FIRST FLOOR

#### Landing

3.9m x 3.6m (12'9" x 11'9")

#### Bedroom One

4.7m x 4.5m (15'5" x 14'9")

#### En-Suite

2.7m x 1.8m (8'10" x 5'10")

#### Bedroom Two

4.8m x 3.0m (15'8" x 9'10")

#### En-Suite

2.5m x 2.3m (8'2" x 7'6")

#### Bedroom Three

3.5m x 2.9m (11'5" x 9'6")

#### Bedroom Four

2.5m x 2.5m (8'2" x 8'2")

#### Bathroom

3.2m x 2.1m (10'5" x 6'10")

### EXTERIOR

#### Rear Garden

#### Frontage

#### Single Garage

#### Property 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 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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