

Paul Mason ^{Associates}



Elder Road, Latchingdon, Chelmsford, CM3 6XD

Guide Price £400,000 - £415,000

- Built in 2019 and situated within a small, exclusive development in the village of Latchingdon
- Spacious entrance hallway providing a welcoming first impression
- Generous lounge/diner with bi-fold doors opening directly onto the rear garden
- Separate kitchen with breakfast bar, integrated appliances and space for a washer/dryer
- Downstairs cloakroom, en-suite to principal bedroom and family bathroom to the first floor
- Three good-sized bedrooms
- Third bedroom currently being used as a home office
- Private rear garden with patio seating area and lawn
- Driveway parking for three vehicles and a small front lawn with shrubbery
- EPC - B

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
85	100+		
<small>Very energy efficient - lower running costs</small> <small>(92 plus)</small> A <small>(81-91)</small> B <small>(69-80)</small> C <small>(55-68)</small> D <small>(39-54)</small> E <small>(21-38)</small> F <small>(1-20)</small> G <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO₂ emissions</small> <small>(92 plus)</small> A <small>(81-91)</small> B <small>(69-80)</small> C <small>(55-68)</small> D <small>(39-54)</small> E <small>(21-38)</small> F <small>(1-20)</small> G <small>Not environmentally friendly - higher CO₂ emissions</small>	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	

Guide Price £400,000 - £415,000.....Built in 2019, this beautifully presented three-bedroom family home is situated within a small and exclusive development in the village of Latchingdon.

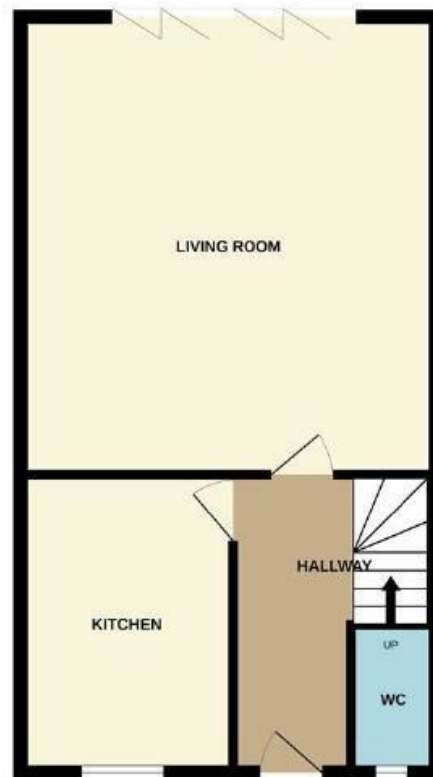
The property is welcomed by a spacious entrance hallway, leading through to a generous lounge/diner with bi-fold doors opening directly onto the rear garden. There is a separate kitchen, complete with a breakfast bar, integrated appliances and space for a washer/dryer. A downstairs cloakroom completes the ground floor accommodation.

To the first floor, there are three good-sized bedrooms. The principal bedroom benefits from a three-piece en-suite, while the second bedroom has wardrobes and is currently being used as a dressing room. The third bedroom is currently arranged as a home office, but could also accommodate a bedroom. There is also a three-piece family bathroom with a bath and shower over.

Externally, the rear garden offers a good degree of privacy and is not overlooked. It features a patio seating area, with the remainder mainly laid to lawn. To the front, the property benefits from driveway parking for three vehicles, along with a small lawned area and shrubbery.

The property is located in the village of Latchingdon which 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.

GROUND FLOOR



1ST FLOOR



ACCOMMODATION

GROUND FLOOR

Entrance Hallway

3.6m x 1.4m (11'9" x 4'7")

Kitchen with Breakfast Bar

3.7m x 2.6m (12'1" x 8'6")

Lounge/Dining Room

5.2m x 4.9m (17'0" x 16'0")

Cloakroom

1.8m x 1m (5'10" x 3'3")

FIRST FLOOR

Landing

Bedroom One

4m x 3m (13'1" x 9'10")

En-Suite

2.2m x 1.3m (7'2" x 4'3")

Bedroom Two

3.8m x 3m (12'5" x 9'10")

Bedroom Three

2.4m x 2.3m (7'10" x 7'6")

Family Bathroom

2.9m x 1.6m (9'6" x 5'2")

EXTERIOR

Rear Garden

Frontage

Driveway for 3 vehicles

Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas

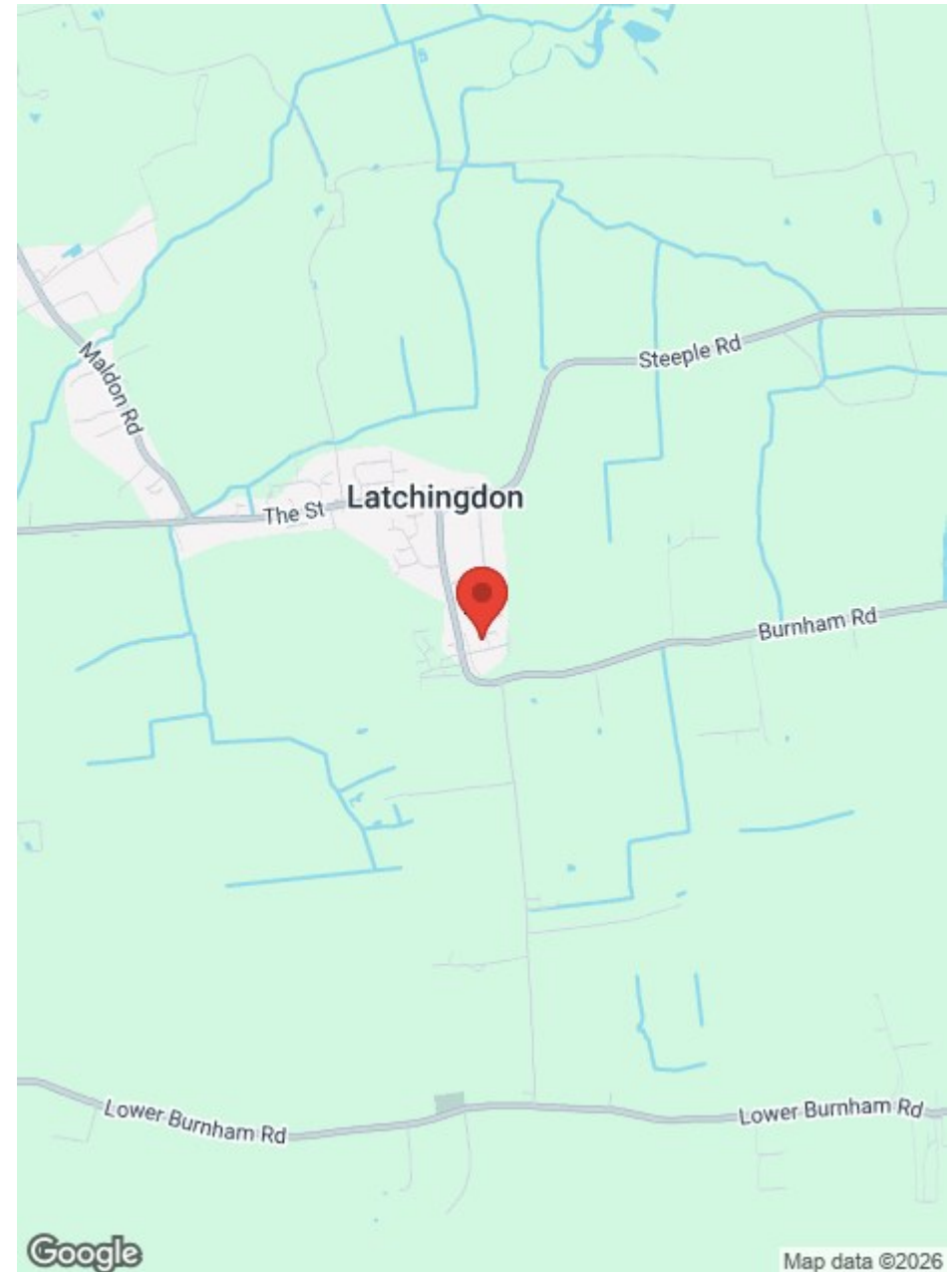
Local Authority - Maldon

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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