

Paul Mason Associates



8 Engineers Close, Latchingdon, Chelmsford, CM3 6YN

£460,000

- Detached Bungalow
- Three Double Bedrooms
- Open Plan
Lounge/Kitchen/Dining Room
- Secluded South Facing Rear Garden
- Semi-Rural Village Location
- Double Garage
- Off Road Parking
- Brand New Home
- Fitted Bathroom
- EPC - TBC

OPEN HOUSE - SATURDAY 23rd MAY - BY APPOINTMENT ONLY - PLEASE CALL TO BOOK YOUR VIEWING.

Introducing Sunmead, an exclusive collection of just 25 beautifully crafted new homes, perfectly positioned just off Burnham Road in the charming village of Latchingdon, Chelmsford. Nestled close to the breath taking Essex countryside, this thoughtfully designed development blends modern living with the area's traditional architectural style.



Sunmead offers a range of high-quality homes, including 3 and 4 bedroom houses, as well a 3 bedroom bungalow – all built to exceptional standards with flooring fitted throughout. Each property benefits from its own private garden, dedicated parking, and power provided for future installation of EV charging.

Whether you're looking for a peaceful countryside retreat or a stylish family home, Sunmead delivers comfort, style, and convenience in an idyllic setting.

VIEWINGS ARE BY APPOINTMENT ONLY – contact us today to book your viewing!



*Mirrored version of plan shown.

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

Location

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

Entrance Hall

Open Plan Lounge/Kitchen/Dining Room

6.14m x 7.03m (20'1" x 23'0")

Bathroom

Bedroom One

3.76m x 2.97m (12'4" x 9'8")

Bedroom Two

3.17m x 3.05m (10'4" x 10'0")

Bedroom Three

3.11m x 2.70m (10'2" x 8'10")

EXTERIOR

Rear Garden

Garage

Off Road Parking

Property Services

Gas - N/A

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Air Source 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.



Paul Mason Associates

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP

T: 01621 742 310

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP

T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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