

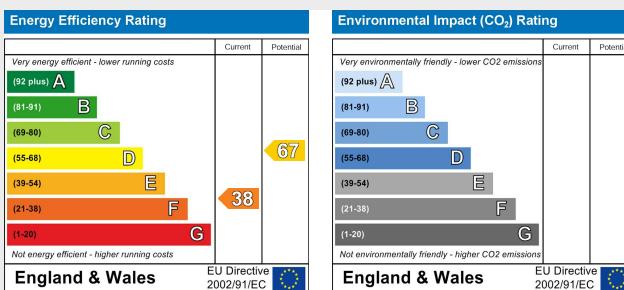
Paul Mason  
Associates



The Street, Latchingdon, Essex, CM3 6JP

Offers in excess of £620,000

- Four Bedroom Detached House
- Four Reception Rooms
- Large Kitchen/Breakfast Room
- Newly Fitted Utility Room
- Ground Floor Cloakroom
- Family Bathroom & Separate Shower Room
- Period Property
- Secluded Rear Garden
- Garage/Workshop and Large Driveway
- EPC - F



This beautifully presented four bedroom detached cottage boasts a perfect balance between characterful charm and modern living. Recently extended by the current owners, the accommodation commences an entrance porch, four ground floor reception rooms including a snug, lounge/diner and study with exposed beams and the new addition of a garden room with two sets of bi-fold doors to the rear and side with a feature sky lantern, a kitchen/breakfast room, Inner hallway leading to the cloakroom and a newly fitted utility room which is part of the new extension with modern sage green units and wooden work surfaces, an inset sink and drainer as well as a convenient dog shower. To the first floor there are four double bedrooms, one benefitting from an en-suite, a three piece bathroom suite and a separate shower room.

Externally the property sits back from the road and benefits from a large driveway providing off road parking for numerous vehicles and a detached garage. To the rear there is a generous 'L' shape rear garden with a newly laid paved patio seating area with the remainder laid to lawn with a variety of mature flowers, trees and shrubs to borders with access to the shed, workshop and garage.

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. Viewing comes highly recommended to appreciate the property on offer.

*Paul Mason* Associates



#### Distances:

Latchingdon Church of England Primary School (0.4 miles)  
North Fambridge Train Station (2.9 miles)  
Althorne Train station (3.1 miles)  
Maldon Town Centre (5 miles)  
Burnham-On-Crouch (6.5 miles)

(All mileages are approximate)

#### ACCOMMODATION

##### Entrance Hall

Timber entrance door with obscure glazed panel. Doors to:

##### Dining Room

6.24m x 4.07m (20'5" x 13'4")  
Two double glazed windows to front.  
Two sets of stairs to first floor.  
Storage cupboard. TV point. Two radiators. Exposed beams. Open fireplace. Door to sitting room, kitchen and door to Study/Snug.

##### Study/Snug

3.11m x 3.68m (10'2" x 12'0")  
Double glazed dual aspect windows to front and side. Storage cupboard. Radiator. Wood flooring.

##### Sitting Room

4.07m x 4.01m (13'4" x 13'1")  
Dual aspect double glazed window to front and bay to side. TV point.  
Feature multi fuel log burner.  
Radiator. Exposed beams. Door through to lounge/dining Room and Kitchen.

##### Kitchen

11.30m x 2.73m (37'0" x 8'11")  
Two double glazed windows to rear.  
Fitted with cream and sage wood shaker style units with wood effect work surfaces. Inset sink and drainer with mixer taps. Electric range cooker

with 5 ring hob and extractor over.  
Integrated dishwasher and fridge.  
Space for fridge/freezer. Breakfast Bar. Tiled splash-backs. Radiator.  
Inset spotlights. Wood effect flooring.  
Doors to Lounge, Sitting Room, Conservatory and Utility Room.

##### Inner Hall

Doors to utility room and cloakroom.

##### Utility/Boot Room

Newly fitted kitchen Inset spotlights.  
Double glazed window to rear. Part glazed door to side. Wood effect flooring.

##### Cloakroom

Two piece white suite. Floating wash hand basin. Low level WC. Extractor fan. Electric heater. Wood effect flooring.

##### Garden Room

Roof lantern. Inset spotlights. Two sets of bi-fold doors to rear and side.  
Wood effect flooring.

#### FIRST FLOOR

##### First Landing

Stairs to lounge. Access to loft and doors to:

##### Bedroom One

3.45m x 3.63m (11'3" x 11'10")  
Double glazed window to front. Built-in cupboard. Radiator.

##### Bedroom Three

3.41m x 3.3m (11'2" x 10'9")

Double glazed window to front.  
Radiator.

##### Bedroom Four

3.63m x 2.82m (includes wardrobe space) (11'10" x 9'3" (includes wardrobe space))

Double glazed window to rear. Built in wardrobes to one wall. Radiator.

#### Family Bathroom

Obscure double glazed window to rear. Three piece white suite comprising panelled bath with mixer tap and shower attachments.  
Pedestal wash hand basin. Low level WC. Radiator. Part tiled walls. Wood effect flooring.

#### Shower Room

Obscure double glazed window to rear. Shower cubicle with electric shower and attachments. Extractor fan. Radiator & Electric fan heater.

#### Second Landing

Stairs to lounge. Access to loft area.

#### Bedroom Two

4.38m x 3.22m (14'4" x 10'6")  
Double glazed window to front.  
Radiator. Access to loft. Doors to:

#### En-Suite Bathroom

Obscure double glazed window to front. Suite comprising panelled bath with mixer tap and attachments over.  
Pedestal wash hand basin. Low level wc. Radiator. Part tiled walls and wood effect flooring. Loft Hatch.

#### EXTERIOR

##### Rear Garden

Commencing paved patio seating area with the remainder laid to lawn with various trees and a range of flowers and shrubs. Outside lighting.  
Outside tap. Fencing to boundaries.  
Access to shed, workshop and garage.

##### Garage/Workshop

Electric roller door to front. Power & light connected. Pedestrian door to side.

##### Shed

Timber shed.

#### To the Side & Front of the Property

The property benefits from newly fitted black composite cladding. The remaining area to the side of the property has a frontage for ample off road parking, with the gardens to the front and side of the cottage having flower and shrub borders. Entrance door and gated access to the rear garden.

#### Services

Gas- Mains

Electric- Mains

Water- Mains

Drainage- Mains

Heating- Gas Central Heating

Local Authority - Maldon District

Council - Tax Band - F

#### 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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