

Paul Mason Associates



Burnham Road, Latchingdon, CM3 6EU

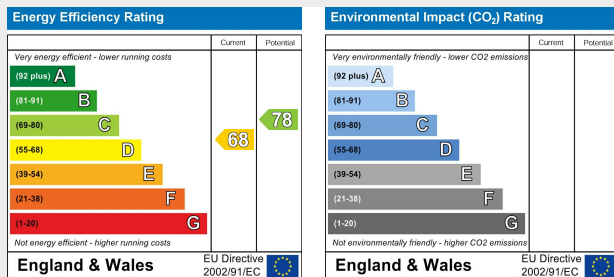
Guide price £375,000

- Four Bedroom Family Home
- En-Suite to Bedroom One
- Two Reception Rooms
- Refitted Kitchen
- Refitted Bathroom
- Ground Floor Cloakroom
- Sun Room
- Garage With Electric Roller Door
- Driveway Providing Off Road Parking
- EPC - D

**\*\*GUIDE PRICE £375,000-£400,000\*\*** This splendid four bedroom link detached family home is located in the semi-rural village of Latchingdon which is 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.

The accommodation commences with an entrance hall and benefits from a modern refitted kitchen with fitted appliances, a lounge with a feature brick fireplace, dining room, a ground floor cloakroom and a sunroom to the rear with access to the garage. To the first floor there is a landing providing access to the family bathroom and four bedrooms with bedroom one benefitting from an en-suite shower room.

Externally the property is set back from the road with a generous driveway providing off-road parking for numerous vehicles and there is access to the garage via the electric roller door and a side gate leading to the rear garden. The garden is mostly laid to lawn with decorative flowers, trees and shrubs to the borders.



## ACCOMMODATION

### GROUND FLOOR

#### Hallway

4.6m x 1.9m (15'1" x 6'2")

#### Cloakroom

1.7m x 1.0m (5'6" x 3'3")

#### Lounge

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

#### Dining Room

3.7m x 2.8m (12'1" x 9'2")

#### Kitchen

4.4m x 2.8m (14'5" x 9'2")

#### Sun Room

2.7m x 1.9m (8'10" x 6'2")

### FIRST FLOOR

#### Landing

3.6m x 1.8m (11'9" x 5'10")

#### Bedroom One

3.6m x 3.4m (11'9" x 11'1")

#### En-Suite

1.9m x 1.3m (6'2" x 4'3")

#### Bedroom Two

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

#### Bedroom Three

3.0m x 2.6m (9'10" x 8'6")

#### Family Bathroom

2.2m x 1.7m (7'2" x 5'6")

## EXTERIOR

### Integral Garage

4.8m x 2.9m (15'8" x 9'6")

### Rear Garden

### Frontage

### 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

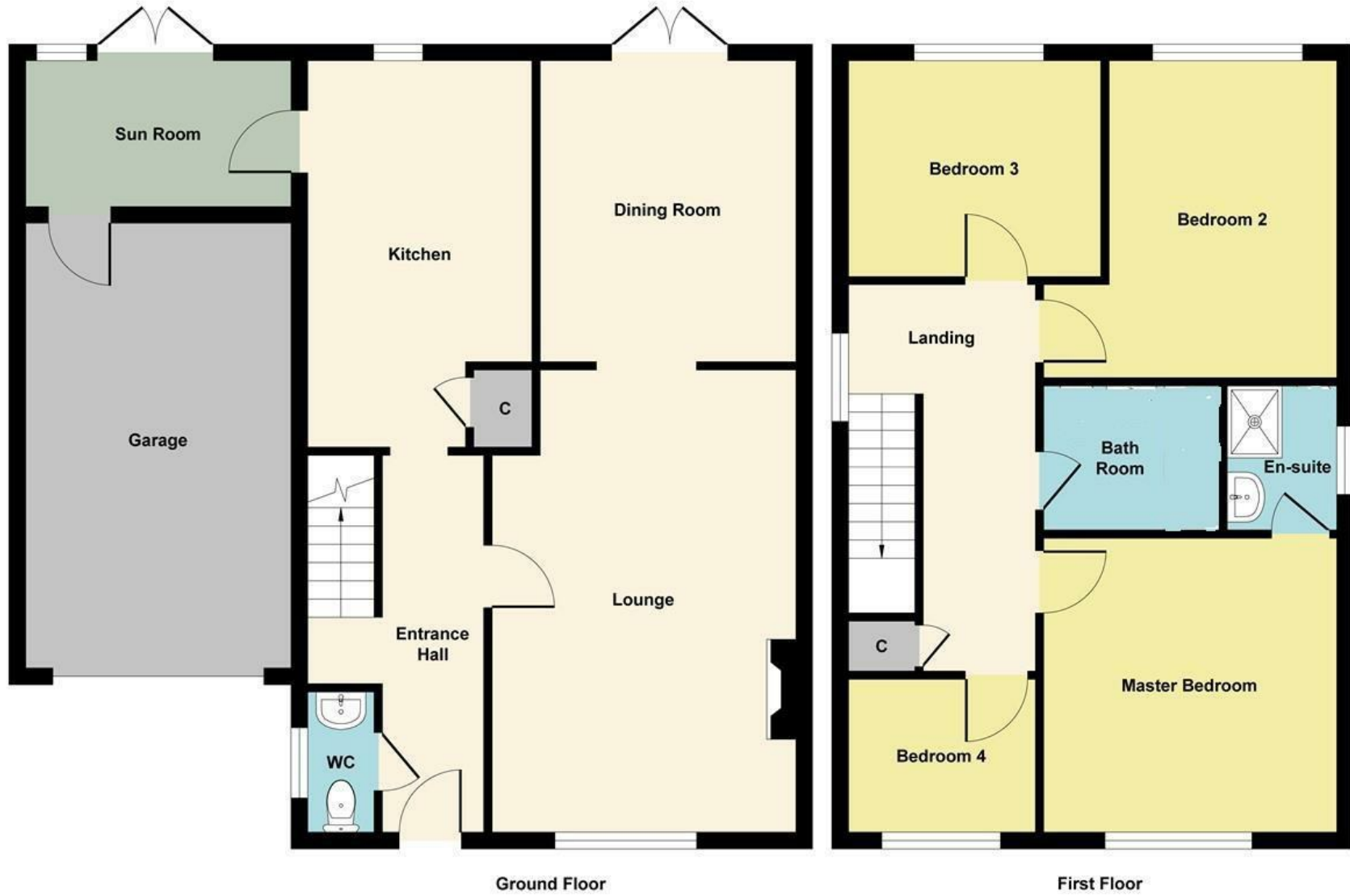
We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings.

These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £25 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

### Bedroom Four

2.4m x 1.8m (7'10" x 5'10")





**Paul Mason** Associates

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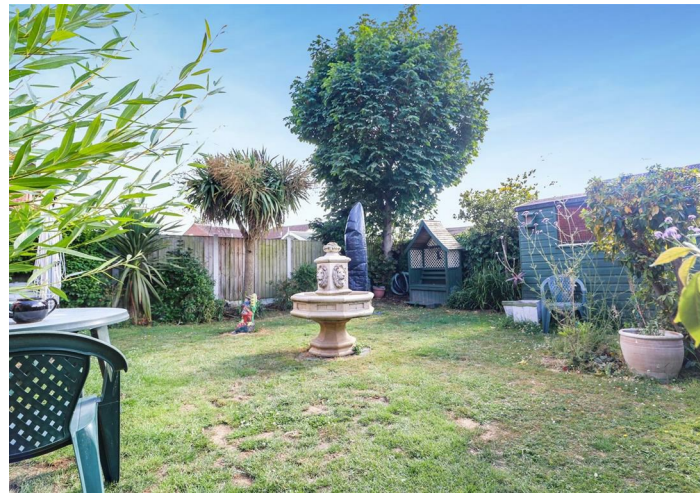
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