

Paul Mason Associates



31 Engineers Close, Latchingdon, Essex, CM3 6YN

£390,000

- Exclusive Development in Latchingdon
- Semi-Rural Village Location
- Kitchen with Doors Leading to Living/Dining Room
- Open Plan Living/Dining Room
- Open Plan Living/Dining Room
- Family Bathroom, Downstairs
- Cloakroom and En-Suite to Master Bedroom
- Three Bedroom Semi-Detached House
- Off Road Parking and Garage
- Excellent Transport Links Nearby
- Generously Sized Rear Garden
- EPC - TBC

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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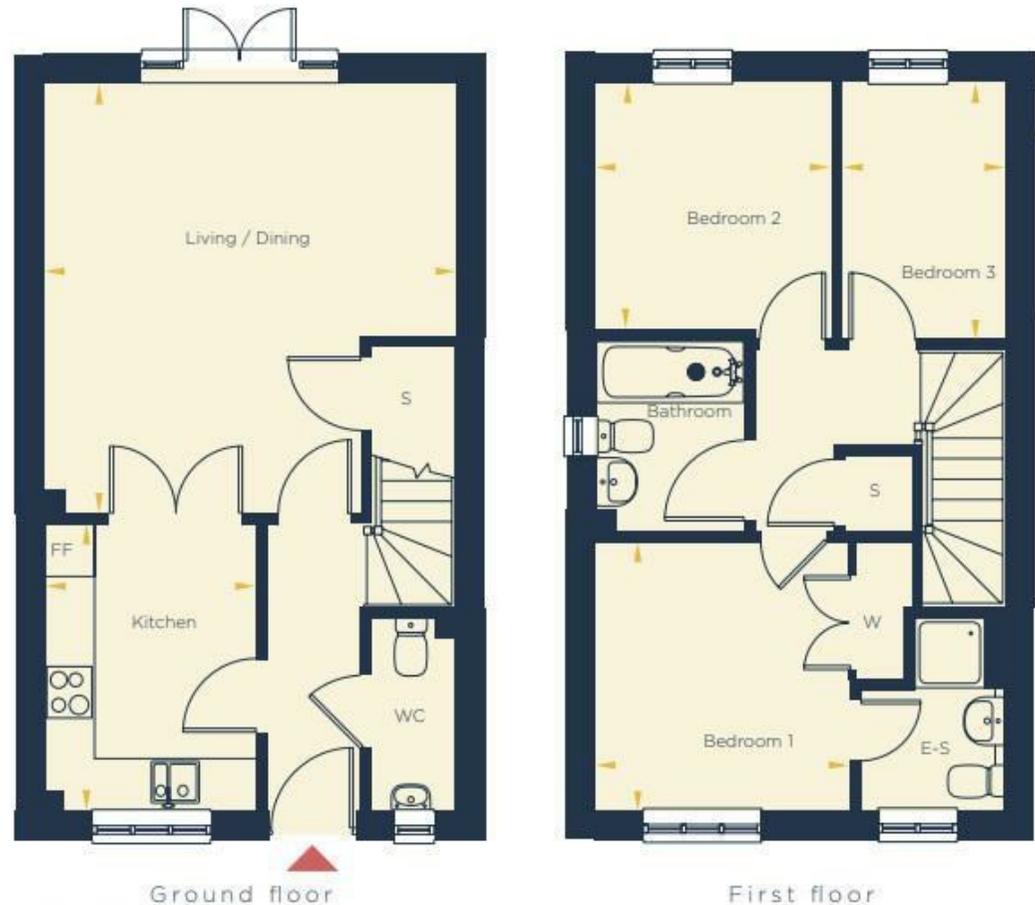
OPEN HOUSE - SATURDAY 14TH MARCH - BY APPOINTMENT ONLY - PLEASE CALL TO BOOK YOUR VIEWING.

Paul Mason Associates are delighted to offer for sale this 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!!



\*Mirrored version of plan shown.

## LOCATION

The village is 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 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.

## ACCOMMODATION

### GROUND FLOOR

Entrance Hall

Cloakroom

Kitchen

2.47m x 3.32m (8'1" x 10'10")

Lounge/Dining Room

4.77m x 4.94m (15'7" x 16'2")

### FIRST FLOOR

Bedroom One

2.96m x 3.09m (9'8" x 10'1")

En-Suite

Bedroom Two

2.75m x 2.86m (9'0" x 9'4")

Bedroom Three

2.97m x 1.93m (9'8" x 6'3")

## EXTERIOR

Rear Garden

Garage

Frontage

## Property Services

Gas - NA

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Air Source Heat Pump

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

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Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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