



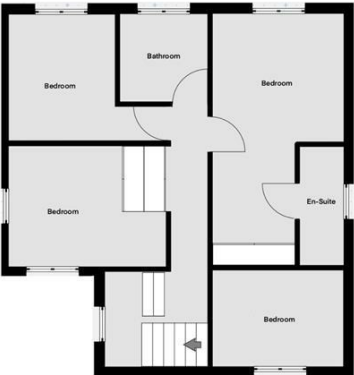
Bridgemans Green, Latchingdon, CM3 6LJ
Guide price £450,000

- Village Location
- Spacious Accommodation Throughout
- Detached Family Home
- Lounge
- Four Bedrooms
- En-suite & Family Bathroom
- Secluded Rear Garden
- Driveway
- Garage
- EPC - TBC

This four bedroom detached family home is conveniently located in the heart of Latchingdon village. The village provides a number of amenities including village shops, public house, petrol station, indoor bowling club and a primary school. The accommodation includes a spacious entrance hall, fitted kitchen/breakfast room, lounge/dining Room and a cloakroom. On the first floor there is a master bedroom with a fitted en-suite, three further bedrooms along with a fitted family bathroom to the first floor. Externally the property is set back from the road with a well maintained rear garden. To the front there is a block paved drive-way providing off-road parking for numerous vehicles and access to the large garage. Viewing comes highly recommended to fully appreciate the size of the accommodation on offer.



First Floor



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

Distances

Latchingdon Church of England
Primary School (0.1 mile)
Althorne Train station (3 miles)
North Fambridge Train Station (3
miles)
Maldon Town Centre (6miles)
Burnham-On-Crouch (6.5 miles)

All mileages are approximate

Accommodation

Ground Floor

Entrance Hall

4.7m x 2.2m (15'5" x 7'2")
Double glazed entrance door to front.
Double glazed windows to front and
side. Coved ceiling. Stairs to first
floor with storage below. Radiator.
Doors to :-

Lounge/Dining Room

7.7m x 5.5m (25'3" x 18'0")
Double glazed windows to rear and
side. Two French doors leading to
rear garden. Coved ceiling. Feature
fireplace. TV point. Radiator.

Cloakroom

1.8m x 1.0m (5'10" x 3'3")
Obscure double glazed window to
side. Refitted two piece suite
comprising vanity wash hand basin
with storage below and low level WC.
Fully tiled walls and flooring. Heated
towel rail.

Kitchen/Breakfast Room

4.1m x 2.6m (13'5" x 8'6")
Double glazed window to front.

Wooden units fitted to eye and base
level with stone effect work surfaces.
Tiled walls. Double sink. Four ring
gas hob with extractor hood over.
Double electric oven. Intergrated
fridge-freezer and dishwasher.
Coved ceiling. Tiled flooring. TV
point. Door to side.

First Floor

Landing

5.6m x 2.3m (18'4" x 7'6")
Double glazed window to side.
Coved ceiling. Access to loft space
via hatch. Large airing cupboard.
Stairs to ground floor.

Bedroom One

3.0m x 3.0m (9'10" x 9'10")
Double glazed window to rear.
Coved ceiling. Built in wardrobes. TV
point. Radiator. Door to :-

En-Suite

2.6m x 1.0m (8'6" x 3'3")
Obscure double glazed window to
side. Refitted three piece suite
comprising low level WC, vanity wash
hand basin with storage below and
shower cubicle with attachments.
Inset spotlights. Fully tiles walls and
flooring. Heated towel rail.

Bedroom Two

3.2m x 2.7m (10'5" x 8'10")
Double glazed window to rear. Built
in wardrobes. TV point. Radiator.

Bedroom Three

3.5m x 2.7m (11'5" x 8'10")
Double glazed windows to front and

rear. Coved ceiling. Built in
wardrobes. Radiator.

Bedroom Four

2.7m x 2.2m (8'10" x 7'2")
Double glazed window to front.
Coved ceiling. Built in wardrobes.
Radiator.

Family Bathroom

2.7m x 1.6m (8'10" x 5'2")
Obscure double glazed window to
rear. Refitted three piece suite
comprising corner shower with
attachements, vanity wash hand
basin with storage below and
concealed WC. Inset spotlights. Fully
tiled walls and flooring. Towel rail.

EXTERIOR

Rear Garden

Commencing paved patio seating
area with the remainder laid to lawn
with various flowers, trees and
shrubbery. Newly replaces fencing to
boundary. Access to frontage via
side gate. Outside lighting.

Frontage

Partially block paved, partially
tarmaced driveway providing off road
parking for numerous vehicles.
Access to rear garden via side gate.
Outside tap. Outside lighting.

Double Garage

5.2m x 4.9m (17'0" x 16'0")
Electric roller door. Two windows to
side. Pedestrian door to side. Loft
space. Power and lighting
connected.

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 on 01621 742310.

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





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

