



**The Street, Latchingdon , Essex CM3 6JP**  
**Offers in the region of £625,000**

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

A SUBSTANTIAL AND MOST DECEPTIVE FOUR BEDROOM DETACHED FAMILY HOME WITH AN IMPRESSIVE 147' DEPTH REAR GARDEN BACKING DIRECTLY ONTO SURROUNDING COUNTRYSIDE PROVIDING DISTANT VIEWS!. OFFERED FOR SALE WITH NO ONWARD CHAIN! Internally the generous reception hallway provides access to three reception rooms incorporating a triple aspect lounge, dining room plus study, RE FITTED KITCHEN/BREAKFAST ROOM plus separate utility room plus cloakroom/w.c. To the first floor the two principal bedrooms have en-suite facilities plus family bathroom. Externally ample parking is provided for numerous cars plus DETACHED DOUBLE GARAGE WITH ELECTRIC DOOR. Internal viewing comes highly advised. Energy Efficiency Rating D. Council Tax Band F.



### Area Description Vendors Comments

Threeways is a deceptively spacious and unique four double-bedroom detached house situated on the outskirts of the thriving picturesque village of Latchingdon, gateway to the Dengie peninsula. Latchingdon boasts a grade II listed and active church, a thriving Primary and pre-school; a well established indoor Bowls Centre, a community minded public house; a busy village hall serving the community from Scouts to Pilates as well as a host of other activities; two convenience stores; a Post Office and a well established independent garage. Latchingdon is central to numerous sailing fraternities, the nearest being just over two miles away in North Fambridge. Just a mile outside Latchingdon is LADS, a well established amateur dramatic society which stages 3/4 productions a year ranging from comedy to Shakespeare, the latest production 'The Vicar of Dibley' being a sell out! Secondary Schools can be found in Maldon, Burnham On Crouch & South Woodham Ferrers.

#### Bedroom 1 15'4 x 14' (4.67m x 4.27m)

Double glazed window to rear, radiator, coved to ceiling range of fitted wardrobes and draw units, door to:

#### En-Suite 9'11 x 7'7 (3.02m x 2.31m)

Obscure double glazed window to front, ladder towel radiator, low level w.c, wash hand basin with mixer tap, panelled bath with mixer tap, tiled shower cubicle with wall mounted shower unit, shaver point, tiled floor.

#### Bedroom 2 13'10 x 13'3 (4.22m x 4.04m)

Double glazed window to front, radiator, coved to ceiling, door to:

#### En-Suite

Low level w.c, wash hand basin with mixer tap, tiled shower cubicle with wall mounted shower unit, ladder towel radiator, shaver point.

#### Bedroom 3 13'10 x 10'4 (4.22m x 3.15m)

Double glazed window to rear, radiator, coved to ceiling.

#### Bedroom 4 11'6 x 10'4 (3.51m x 3.15m)

Double glazed window to rear, radiator, coved to ceiling.

### Bathroom

Obscure double glazed window to side, white bathroom suite comprising of p shaped bath with mixer taps and independent shower unit above, wash hand basin with mixer tap, low level w.c, heated towel radiator, coved to ceiling, inset lighting to ceiling, tiled to floor & walls.

### Landing

Double glazed window to front, airing cupboard, access to loft space, coved to ceiling, stairs leading down to:

### Entrance Hall

Entrance door to front, radiator, telephone point, coved to ceiling, built in storage cupboard, doors to:

### Cloakroom/W.C

Obscure double glazed window to front, radiator, tiled floor, low level w.c, wash hand basin with mixer tap, coved to ceiling, mosaic effect tiled splash backs.

### Lounge 24' x 13'11 (7.32m x 4.24m)

Impressive triple aspect with double glazed window to front, two double glazed windows to side, French doors to rear leading to garden, two radiators, coved to ceiling, feature fireplace currently housing a coal effect gas fire.

### Dining Room 14'10 x 14' (4.52m x 4.27m)

Double glazed bay window to front, radiator, coved to ceiling.

### Study 10'4 x 7'9 (3.15m x 2.36m)

Double glazed window to side, radiator.

### Re-Fitted Kitchen 15' x 10'5 (4.57m x 3.18m)

Double glazed window to rear, French doors to rear leading to garden, coved to ceiling, tiled floor, built in larder cupboard, built in fridge, built in Bosch oven, built in Bosch microwave oven, range of fitted base and wall mounted units, five ring hob & extractor hood, sink unit with mixer tap set into worksurfaces.

### Utility Room 10'6 x 10'3 (3.20m x 3.12m)

Double glazed window to rear, door to side, radiator, built in freezer, sink unit set into work surfaces, range of fitted base and wall mounted units, spaces for washing machine & dishwasher, cupboard housing boiler.

### Rear garden approx 147' depth x 36' width (approx 44.81m depth x 10.97m width)

Commencing with full width patio area, outside tap, access to both sides via gate, external power point, fenced to boundaries, mainly laid to lawn, summerhouse with power and light connected. There is a feature bespoke garden bench/seating area under one of the mature trees.

### Frontage

Ample parking is provided off road via the block paved driveway leading to:

### Detached Double Garage 17' depth x 16' width (5.18m depth x 4.88m width)

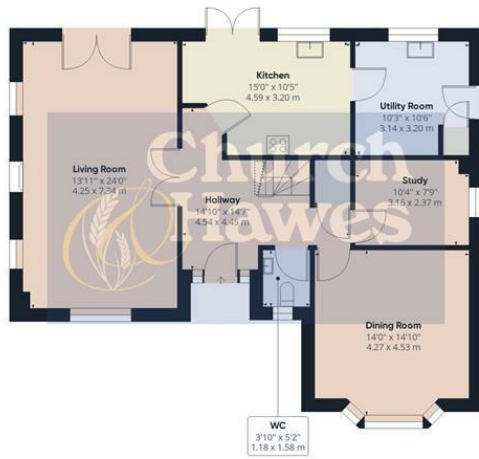
Electric roller door, power and light connected. Electric car charging point.

### Agents Note

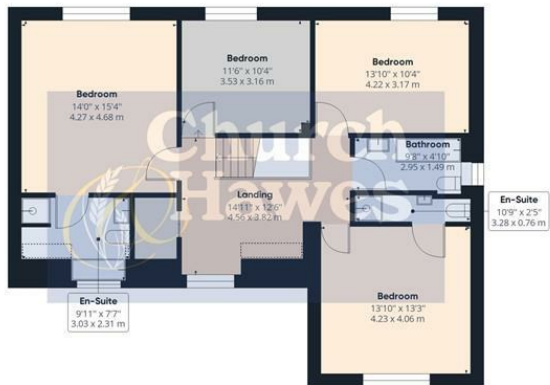
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy him/herself as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.







Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

2018.30 ft<sup>2</sup>  
187.51 m<sup>2</sup>

**Reduced headroom**

19.32 ft<sup>2</sup>  
1.79 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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