

Paul Mason Associates

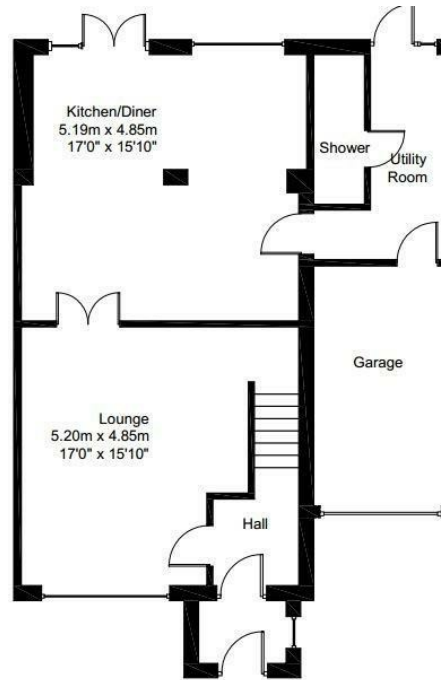


Meadow Way, Latchingdon, Essex, CM3 6LH
£1,500 Per month

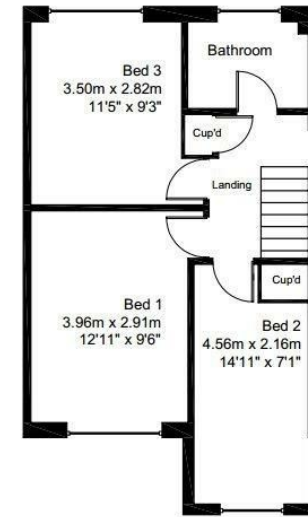
- Available Immediately
- Three Double Bedrooms
- Family Bathroom
- Entrance Porch
- Large Lounge
- Open Plan Kitchen & Dining Area
- Utility Room Plus Shower Room
- Single Garage
- Close To The School & Open Farmland
- EPC - C

Available immediately.....An extended three bedroom semi detached house situated in a popular cul-de-sac position with an open aspect to the rear. The property is conveniently situated in the attractive village of Latchingdon situated in a semi-rural location. The village provides a number of amenities including village shops, public house, petrol station, indoor bowling club and a primary school.

The accommodation is spacious and comprises three double bedrooms and a fitted family bathroom to the first floor. The ground floor consists of a good sized lounge, a large open plan kitchen with island unit and dining area, separate utility room and shower room. The exterior completes this property with a block paved driveway to the front, single garage and good sized rear garden with the open aspect to the rear. Viewing comes highly recommended to fully appreciate the size and standard of the accommodation on offer.



Ground Floor
Approx. Floor
Area 64.2 SQ.M
(691 SQ.FT)
Excl Garage



First Floor
Approx. Floor
Area 42.4 SQ.M
(456 SQ.FT)

Total Approx. Floor Area 106.6 SQ.M
(1147 SQ.FT) Excl Garage

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
71	
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	85
(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	
EU Directive 2002/91/EC	
England & Wales	

Distances

Latchingdon Primary School -
Adjacent

Althorne Train Station - 3 miles
A130 - 9.1 miles

All mileages are approx.

Accommodation

GROUND FLOOR

Entrance Porch

Half glazed entrance door,
window to side and half glazed
door to:

Entrance Hall

Stairs to first floor and ornate
coved ceiling.

Lounge

5.20m x 4.85m (17'0" x 15'10")
Window to front and ornate
coved ceiling.

Kitchen/Diner

5.19m x 4.85m (17'0" x 15'10")
Window and half glazed French
doors with side screens to rear
garden. Units fitted to eye and
base level finished with laminate
roll top work surfaces and tiled
surround, matching island unit.
Built in oven, four ring gas hob
and concealed extractor over.
One and a half bowl sink unit
with mixer taps. Space for
fridge/freezer and dishwasher.
Coved ceiling with inset lighting.

Utility Room

Glazed door and window to rear.
Units fitted to eye and base level
with laminate roll top work
surfaces incorporating a
stainless steel sink unit. Space
for washing machine and tumble
dryer. Wall mounted gas fired
boiler. Tiled floor and coved
ceiling. Door to garage.

Shower Room

Enclosed tiled shower cubicle,
wall mounted wash hand basin
and low level WC. Half tiled walls
and tiled floor. Coved ceiling
with inset lighting.

FIRST FLOOR

Landing

Stairs to ground floor and
window to side. Coved ceiling
and access to the loft space.
Airing cupboard housing hot
water cylinder and immersion.

Bedroom One

3.96m x 2.91m (12'11" x 9'6")
Window to front and coved
ceiling.

Bedroom Two

4.56m x 2.16m (14'11" x 7'1")
Window to front, coved ceilings
and built in storage cupboard.

Bedroom Three

3.50m x 2.82m (11'5" x 9'3")
Window to rear and coved
ceiling.

Bathroom

Obscure window to rear. White
suite comprising panelled bath
with mixer taps and shower
attachment, pedestal wash hand
basin and low level WC. Part
tiled walls and tiled floor. Coved
ceiling and heated towel rail.

EXTERIOR

Rear Garden

Commencing with a raised
decking area with pergola to one
side. Remainder of the gardens
are laid to lawn with various
flowers and shrubs. Timber
storage shed.

Front Garden

Block paved driveway providing
off street parking and access to
the garage. Steps up to the
entrance porch. Various flowers
and shrubs.

Single Garage

Up and over door, power and
lighting connected.

Services

Gas central heating, mains
water and drainage.

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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Paul Mason Associates Limited Registered in England Number - 6767946
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