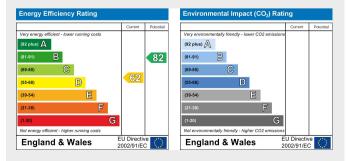


- Extended detached family house
- Four bedrooms
- Re-fitted family bathroom
- Re-fitted boiler and Hive heating system
- Open plan re-fitted
   kitchen/breakfast room and sitting
   room
- Utility room
- Re-fitted ground floor shower room
- Single garage
- Close to local school
- EPC D



An extended well presented four bedroom detached family home, situated in a popular cul-de-sac position close to the local school and shops. The property benefits from a new boiler with the Hive heating system and offers a wonderful open plan kitchen/breakfast sitting room with with a fitted log burner, feature roof lantern and two sets of bi-fold doors opening to the rear garden. The kitchen benefits from re-fitted contemporary units which include a large peninsular unit and built-in appliances. There is a separate lounge to the front of the property and a useful utility room with separate re-fitted ground floor shower room. The first floor comprises four good size bedrooms plus a re-fitted family bathroom. The gardens to the rear are ideal for entertaining with a large paved patio area which opens up from the bi-fold doors. To one side of the rear garden there is a raised Koi pond with display window to one side. To the front there is a driveway providing off street parking and access to the single garage. Latchingdon is a popular village with a school, shop and public house. The village is approx. 6.2 miles from the riverside town of Maldon with additional schools, high street and supermarkets, as well as Maldon Promenade, which sits on the river Blackwater.



Total area: approx. 1300.8 sq. feet

Produced by PTEPC Limited. Disclaimer:All floorplans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floorplan information and the floorplan layout and measurements may contain errors and omissions. We are not fliable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your full requirements.

Plan produced using PlanUp.

#### Distances

Latchingdon Primary School - 0.3 miles Althorne Train Station - 3.1 miles North Fambridge Train Station - 3.3 miles Maldon - 6.2 miles Chelmsford City Centre - 14.2 miles

All mileages are approximate

### Accommodation

## **GROUND FLOOR**

#### **Entrance Hall**

Half glazed entrance door and stairs to first floor. Door to:

# Lounge

4.17m x 3.94m (13'8" x 12'11") Window to front and log burning stove. Coved ceiling.

# Kitchen/Breakfast room and Sitting Room Area

6.90m x 5.15m (22'7" x 16'10") Large open plan room with feature roof lantern and two sets of glazed bi-fold doors opening to the rear garden. Re-fitted units to eye and base level incorporating a peninsular unit housing fridge drawers and dishwasher with matching full height units to one wall housing double oven and combination microwave. The work tops have an inset sink unit and

mixer taps, hob with concealed pop Bedroom up extractor. Inset ceiling lights and understairs storage cupboard.

# **Utility Room**

3.58m x 2.50m > 1.41m (11'8" x 8'2" > 4'7")

Window to side and half glazed door to rear garden. Tiled floor. Space for washing machine, dishwasher fridge/freezer and tumble dryer. Coved ceiling. Wall mounted gas fired boiler. Built-in cupboard.

# **Shower Room**

Obscure window to rear. Re-fitted suite comprising shower area, low level WC and wash hand basin. Tiled floor and walls.

## **FIRST FLOOR**

# Landing

Stairs to ground floor. Window to side and coved ceiling. Airing cupboard housing hot water cylinder and immersion.

# **Bedroom**

3.93m x 2.71m (12'10" x 8'10") Window to front and coved ceiling

## **Bedroom**

3.50 x 3.24m (11'5" x 10'7") Window to rear. Feature panelling to one wall and coved ceiling. Access to loft space.

3.60m x 2.46m (11'9" x 8'0") Windows to front and rear. Coved ceiling.

## **Bedroom**

2.85m x 2.32m (9'4" x 7'7") Window to front. Coved ceiling. Overstairs storage cupboard.

# Family Bathroom

Re-fitted white suite comprising bath with independent shower over, wash hand basin with vanity unit below and low level WC. Tiled walls and floor. Obscure window to rear and heated towel rail.

# **EXTERIOR**

# Front Garden

Driveway providing off street parking and access to the garage. Remainder laid to lawn with flower and shrub borders.

# Single Garage

Power and lighting connected.

# Rear Garden

Commencing with a large paved patio area and decking area with raised pond and display window to one side. Remainder laid to lawn with flower and shrub borders. Summerhouse with power and lighting connected. Access to front via side gate. Outside tap and lighting.

#### Services

Gas - Mains Flectric - Mains Water - Mains Drainage - Mains Heating - Gas Local Authority - Maldon

# 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.















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# Sales | Lettings | Development | Investment

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