

Paul Mason Associates



Meadow Way, Latchingdon, CM3 6LH
Offers in the region of £475,000

Distances

Latchingdon Primary School - 0.3 miles

Althorne Train Station - 3.1 miles

North Farnbridge 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 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.

Bedroom

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

Electric - 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.



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

