

Paul Mason Associates



41 Engineers Close, Latchingdon, Essex, CM3 6YN  
£550,000

- Exclusive Development in Latchingdon
- Close to Countryside
- Four Bedroom Detached House
- 15'9" x 13'0" Lounge with French Doors to Rear Garden
- Open Plan Kitchen/Diner with Utility Room
- Seperate Dining Room and Study
- Family Bathroom, Downstairs Cloakroom and En-Suite to Master Bedroom
- Secluded Rear Garden
- Off Road Parking and Garage
- EPC - TBC

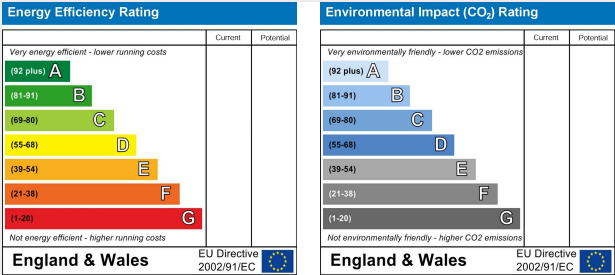
Situated in the sought-after village of Latchingdon, Essex, this exceptional new-build four bedroom detached residence offers beautifully appointed, energy-efficient living with an outstanding EPC rating of A.

The ground floor has been thoughtfully designed for modern family life, featuring an elegant kitchen/breakfast room with sleek cabinetry, quality finishes and access to a practical utility room, complete with an external door to the rear garden. A separate dining room, dedicated study, ground floor cloakroom, understairs storage and an impressive rear-facing lounge with French doors create a superb balance of style, comfort and functionality. Underfloor heating enhances the sense of luxury throughout the ground floor.

The first floor offers four generous double bedrooms, including a refined principal bedroom with fitted wardrobe and a stylish en-suite featuring a large shower cubicle. The remaining bedrooms are served by a beautifully finished four-piece family bathroom suite.

Externally, the property enjoys a large rear garden, garage and off-road parking. Solar panels, an air source heat pump and excellent energy efficiency further elevate this superb contemporary home, combining luxury, space and sustainability in a desirable village setting.

VIEWINGS ARE BY APPOINTMENT ONLY – contact us today to book your viewing!



### Location...

The village is located in the Dengie Peninsular with the closest towns, Maldon, Burnham-On-Crouch and South Woodham Ferrers all being within 7 miles away and Chelmsford approximately 14 miles. The village itself homes less than 1200 residents according to the 2021 census and benefits from a number of amenities including a 24 hour petrol garage, shops, post office, public house, primary school, diner and motel, bowls club, playing field and a village hall and church which both hold events.

### Distances

Latchingdon Primary School - 0.5 miles

Althorne Railway Station - 2.6 miles

Maldon - 6.6 miles

Southend (London) Airport - 19.7 miles

(All mileages are approx)

### ACCOMMODATION

### GROUND FLOOR

#### Entrance Hallway

#### Kitchen

4.23m x 4.19m (13'10" x 13'8")

#### Utility Room

1.75m x 1.70m (5'8" x 5'6")

#### Dining Room

2.62m x 2.99m (8'7" x 9'9")

#### Cloakroom

#### Study

2.74m x 2.10m (8'11" x 6'10")

#### Lounge

3.96m x 4.80m (12'11" x 15'8")

### FIRST FLOOR

#### Landing

#### Bedroom One

3.96m x 2.82m (12'11" x 9'3")

#### En-Suite

#### Bedroom Two

3.03m x 4.19m (9'11" x 13'8")

#### Bedroom Three

2.62m x 4.19m (8'7" x 13'8")

#### Bedroom Four

2.62m x 3.07m (8'7" x 10'0")

#### Family Bathroom

### EXTERIOR

#### Turfed Rear Garden

#### Off Road Parking

#### Garage

#### Property Services

Gas - N/A

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Air Source Heat Pump

Local Authority - Maldon

#### 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.

#### Viewings

Strictly by appointment only  
through the selling agent Paul  
Mason Associates 01245  
382555.



First floor

\*Mirrored version of plan shown.



Ground floor



**Paul Mason** Associates

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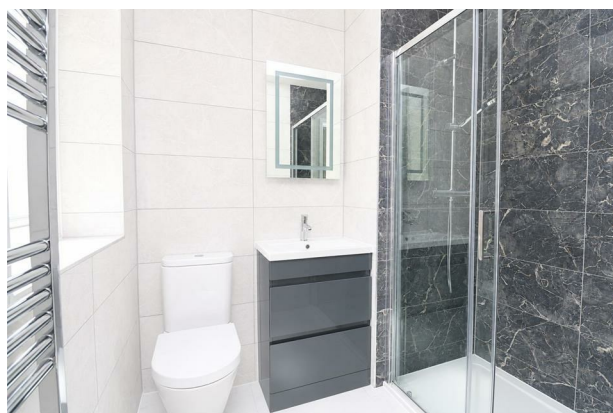
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