

Paul Mason Associates



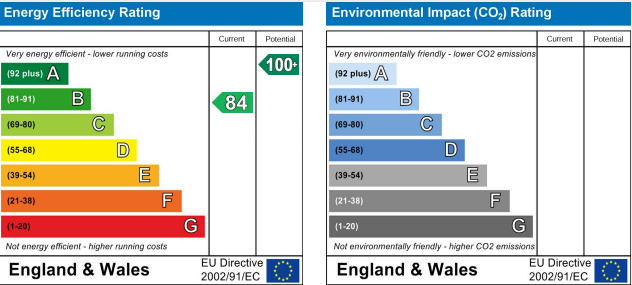
Beech Drive, Latchingdon, CM3 6XT
Guide Price £325,000 - £350,000

- Semi-Detached House
- Off Road Parking
- En-Suite to Bedroom One
- Semi-Rural Village Location
- Open Plan Kitchen/Lounge
- Two Double Bedrooms
- Ground Floor Cloakroom
- Landscaped Rear Garden
- No Onward Chain
- EPC - B

****GUIDE PRICE £325,000 - £350,000****.....No Onward Chain, this well presented two bedroom semi-detached house is located in the village of Latchingdon. The property commences with an entrance hall benefitting from Amtico herringbone flooring that runs throughout the ground floor. The open plan kitchen/lounge comprises modern kitchen units with fitted appliances and a feature panelled wall with French doors opening to the rear garden. The ground floor also benefits from a cloakroom and storage cupboard. To the first floor there is a landing providing access to the bathroom suite and two double bedrooms with bedroom one benefitting from an en-suite shower room.

Externally the property benefits from a block paved driveway for off-road parking, and a decorative frontage. There is access to the rear garden via the side gate which has been relandscaped. It is mostly laid to lawn with a paved patio seating area.

Latchingdon is a village 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. The village 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. There are plenty of countryside footpaths providing scenic walks around the village.



ACCOMMODATION

GROUND FLOOR

Entrance Hall

Cloakroom

2.18m x 1.09m (7'2" x 3'7")

Open Plan Lounge/Kitchen

8.05m x 4.72m (reducing to) 2.08m
(26'5" x 15'6" (reducing to) 6'10")

FIRST FLOOR

Landing

Bedroom One

3.45m x 2.64m (11'4" x 8'8")

En-Suite

2.64m x 1.17m (8'8" x 3'10")

Bedroom Two

4.78m x 2.57m (15'8" x 8'5")

Bathroom

2.54m x 2.51m (8'4" x 8'3")

EXTERIOR

Rear Garden

Frontage

Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas Central Heating

Local Authority - Maldon District

Council

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.



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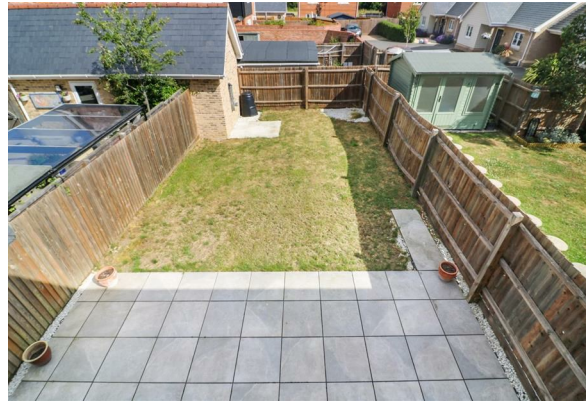
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