



## Granary Close, Latchingdon, Essex, CM3 6HJ

### Guide price £260,000

This spacious three bedroom family home is conveniently situated in the attractive village of Latchingdon 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 includes a master bedroom and two further double bedrooms and a family bathroom to the first floor. On the ground floor there is a lounge/diner, kitchen / breakfast room and a cloakroom. Externally the property is set back from the road with a well maintained rear garden and to the side of the property there is one allocated parking space. To appreciate fully the size and presentation of this property, an internal viewing is recommended.

- Spacious Accommodation Throughout
- Re-fitted Kitchen
- Ground Floor Cloakroom
- Lounge/Diner
- Three Double Bedrooms
- Close to Local Amenities
- Secluded Rear Garden
- One Allocated Parking Space

**Distances:**

Latchingdon Church of England Primary School (0.4 miles)  
Althorne Train station (3 miles)  
North Fambridge Train Station (3 miles)  
Maldon Town Centre (5 miles)  
Burnham-On-Crouch (6.5 miles)

All mileages are approximate

**ACCOMMODATION****GROUND FLOOR****Entrance Hall**

Double glazed door and double glazed window to side. Storage cupboard. Radiator. Stairs to first floor. Inset spotlights. Radiator. Telephone point. Doors off to:

**Cloakroom**

Window to the front. Wall mounted wash hand basin with tiled splashbacks. Low level wc. Tiled flooring. Inset spotlights.

**Lounge/diner**

5.3 x 3.1 (17'4" x 10'2")

Double glazed bi fold doors leading on to the rear garden. Wood effect flooring. T.V point. Radiator.

**Kitchen/breakfast room**

4.7 x 3.4 (15'5" x 11'1")

Double glazed window to front. Fitted with a range of wooden units to eye and base level with laminate work surface over, inset one and half bowl stainless steel sink and drainer and tiled splash-backs. Electric oven and 4 ring gas hob with extractor over. Space for fridge freezer, washing machine, tumble dryer and dishwasher. Tiled flooring. Radiator. Storage cupboard.

**First floor****Landing**

Double glazed window to the side. Stairs to ground floor. Airing cupboard. Access to loft area. Doors to:

**Master Bedroom**

4.0 x 3.2 (13'1" x 10'5")

Window to the front. Built in wardrobes. Radiator. Wood effect flooring.

**Bedroom Two**

4.0 x 3.2 (13'1" x 10'5" )

Double glazed window to rear. Wood effect flooring. Radiator.

**Bedroom Three**

2.8 x 2.7 (9'2" x 8'10" )

Double glazed window to rear. Wood effect flooring. Radiator. Coved ceiling.

**Family Bathroom**

Obscure double glazed window to the front. Three piece white suite comprising panelled bath with head attachment and mixer taps, vanity wash hand basin with storage below and low level wc. Part tiled walls. Chrome heated towel rail.

**EXTERIOR****Rear Garden**

Commencing with paved patio with remainder laid to lawn with mature shrubs and flower beds. Timber shed to remain. Brick shed with power and light. Access to the front of the property.

**Front**

Pathway to front door.

**Private Parking**

Private parking with one allocated space to the side of the property.

**Services**

Gas- Mains

Electric- Mains

Water- Mains

Drainage- Mains

Heating- Gas Central Heating

Local Authority - Maldon District Council - Tax Band - C

**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.

