



Church

The Street, Latchingdon, Essex CM3 6JS
Price £390,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

SITUATED WITHIN THE POPULAR VILLAGE OF LATCHINGDON an opportunity has arisen to purchase this THREE BEDROOM FAMILY HOME. Offering generous & well proportioned accommodation throughout with living room plus dining room along with the addition of a conservatory to the rear overlooking the pleasant rear garden. Externally the property also boasts ample off road parking via the driveway along with an oversized TANDEM LENGTH GARAGE MEASURING 26'6" DEPTH. EPC Rating D. Council Tax Band D.



Bedroom 1 12'9" x 11'7 (3.89m x 3.53m)

Double glazed window to rear, radiator.

Bedroom 2 11'11 x 10'3 (3.63m x 3.12m)

Double glazed window to front, radiator.

Bedroom 3 9'8 x 8'9 (2.95m x 2.67m)

Double glazed window to front, radiator.

Bathroom 8'7 x 6'10 (2.62m x 2.08m)

Obscure double glazed window to rear, radiator, bathroom suite comprising of low level w.c, wash hand basin with mixer tap, panelled bath with mixer tap & wall mounted shower unit, tiled floor, tiled to walls, airing cupboard.

Landing

Obscure double glazed window to side, access to loft space, stairs leading down to:

Entrance Hallway

Entrance door, radiator, doors to:

Living Room 13'4 x 11'10 (4.06m x 3.61m)

Double glazed window to front, radiator, coved to ceiling, doors through to:

Dining Room 10'2 x 9'9 (3.10m x 2.97m)

Sliding patio door to Conservatory, radiator.

Conservatory 9'10 x 9' (3.00m x 2.74m)

French doors to garden.

Kitchen 11'7 x 9'11 (3.53m x 3.02m)

Door to rear to garden, double glazed window to rear, sink unit with mixer tap set into worksurfaces, built in oven & hob, space for washing machine, space for slimline dishwasher, fitted base and wall mounted units, tiled floor.

Rear Garden

Commencing with paved patio area, outside tap, fenced to boundaries, laid to lawn garden, front access gate, personal door to:

Garage 26'6 x 8'11 (8.08m x 2.72m)

Garage door to front, power and light connected.

Frontage

Driveway providing ample off road parking.

Agents Note, Money Laundering & Referrals

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS: Intending purchasers will be asked to produce identification documentation which is a legal requirement and we would ask for your co-operation in order that there is no delay in agreeing a sale. Church & Hawes use the services of CREDAS an online verification company so as to ensure the required compliance and satisfy customer due diligence.

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.



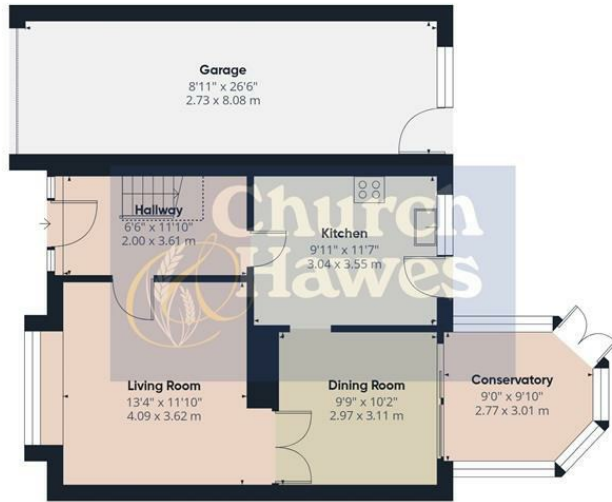
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Floor 0



Floor 1



Approximate total area⁽¹⁾

1249 ft²
116 m²

Reduced headroom

13 ft²
1.2 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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