

CURTIS O'BOYLE

Sales & Lettings

The Street, Latchingdon

CM3 6JP



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£450,000

Three-Bedroom Detached Home with South Facing Expansive Garden & Field Views.

Situated in the village of Latchingdon close to local amenities. Backing directly onto open fields, the property boasts a generous 150 feet approx. south facing rear garden-ideal for families, entertaining, or simply enjoying the peaceful setting.

Inside, the home features a spacious layout with three well-proportioned bedrooms, a bright and welcoming living area, and a practical kitchen. Outside, a private driveway and double length garage provide off-road parking and storage.

Located within the village centre, residents benefit from easy access to local convenience stores, pub, and Latchingdon C of E primary school, making this an ideal home for growing families or those looking to escape to the country without compromising on convenience.

ENTRANCE HALL Obscure glazed entrance door, radiator, textured ceiling, built in cupboards.

WC Obscure double glazed window to side aspect, low level WC and wash hand basin.

LOUNGE/DINER 19' 3" x 15' 8" (5.87m x 4.78m) Double glazed sliding patio doors to rear garden, textured and coved ceiling, stairs to first floor, open fireplace.

KITCHEN 11' 8" x 9' 2" (3.56m x 2.79m) Double glazed window to front aspect, radiator, stainless steel sink unit with mixer tap inset into worktops, space for washing machine. tiled splashbacks, extractor fan, double glazed door to side aspect.

FIRST FLOOR LANDING Double glazed window to side aspect, textured and coved ceiling, linen cupboard, loft access.

BEDROOM ONE 12' 6" x 10' 5" (3.81m x 3.18m) Double glazed window to rear aspect, radiator, textured ceiling, built in cupboard.

BEDROOM TWO 9' 10" x 9' 10" (3m x 3m) Double glazed window to front aspect, radiator, textured ceiling, built in cupboard.

BEDROOM THREE 9' x 8' 6" (2.74m x 2.59m) Double glazed window to rear aspect, radiator, fitted wardrobe.

BATHROOM Obscure double glazed window to front aspect, radiator, textured ceiling, part tiled walls, panelled bath with electric shower over, close coupled WC, pedestal wash hand basin.

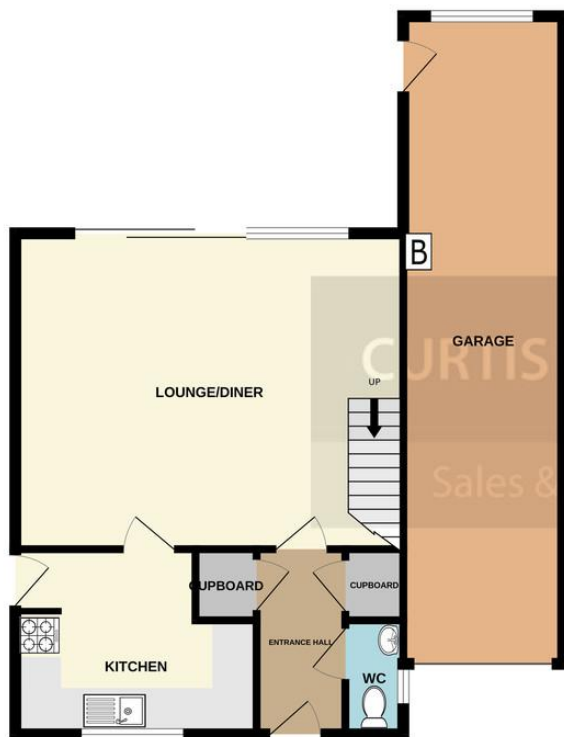
REAR GARDEN 150' (46m) approx. in length. Backing onto fields, paved patio area, remainder mostly laid to lawn, flower and shrub borders, panelled fencing.

FRONT GARDEN Driveway leading to DOUBLE LENGTH GARAGE.

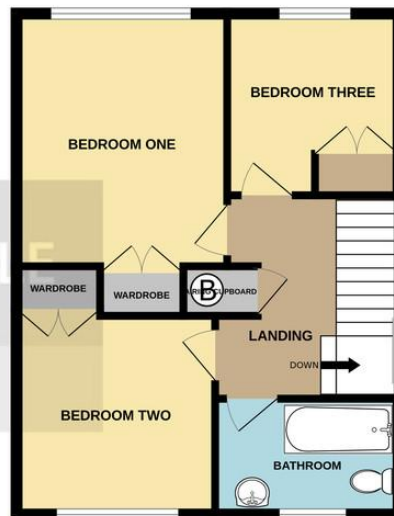


To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

GROUND FLOOR
731 sq.ft. (67.9 sq.m.) approx.



1ST FLOOR
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA: 1201 sq.ft. (111.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AWAITING EPC

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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