



Ludgrove, Latchingdon, Essex CM3 6JU  
Guide price £375,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



\*\*\*GUIDE PRICE £375,000 TO £400,000\*\*\* Deceptive from its external appearance is this wonderfully light, airy and EXTENDED semi-detached family home which has been stylishly improved and superbly maintained throughout by the present owners. Having been completely modernised and renovated, the property offers versatile living accommodation with the first floor comprising a generously sized landing leading to four well proportioned bedrooms and an impressive refitted family bathroom. The ground floor commences with an entrance porch leading to a hallway which in turn provides access to a 25'1 living/dining room, stylish refitted kitchen/breakfast room with integrated appliances and matching island unit as well as an adjoining utility area and WC. Externally, the property enjoys a manageable and well presented rear garden, storage shed and two seating areas while the frontage provides extensive off road parking for several vehicles with a block paved driveway. There is also a garage in a block with parking space to the front.

The property is favourably positioned for local amenities including shops, primary school, bussing facilities to the local comprehensive schools at Burnham-on-Crouch, South Woodham Ferrers and Maldon. Latchingdon is approximately 4 miles from North Fambridge which has a railway station with services to London Liverpool Street. Excellent Sailing/Boating facilities are on offer in the nearby towns of Maldon and Burnham-on-Crouch. An early viewing is strongly advised to fully appreciated the spacious living accommodation on offer. Energy Rating TBC.

## FIRST FLOOR:

### LANDING:

Double glazed window to side, airing cupboard with small radiator, staircase down to ground floor, doors to:

### BEDROOM 1:

10'1 x 9'4 (3.07m x 2.84m )

Double glazed window to rear, radiator, 3 built in double wardrobes.

### BEDROOM 2:

11'9 x 7'8 (3.58m x 2.34m )

Double glazed window to front, radiator, 3 built in double wardrobes.

### BEDROOM 3:

10'9 x 6'7 (3.28m x 2.01m )

Double glazed window to rear, radiator, 2 built in storage cupboards.

### BEDROOM 4:

7'3 x 6'5 (2.21m x 1.96m )

Double glazed window to front, radiator, built in storage cupboard.

## FAMILY BATHROOM:

Obscure double glazed window to side, radiator, refitted 3 piece white suite comprising panelled bath with mixer tap, shower over and glass screen, wash hand basin set on vanity unit with concealed cistern, wall mounted mirrored cabinet, tiled walls and floor.

## GROUND FLOOR:

### ENTRANCE PORCH:

Part obscure glazed composite entrance door to side, obscure double glazed window to front, wood effect floor, door to:

### HALLWAY:

Radiator, staircase to first floor, wood effect floor, leading to:

### LIVING/DINING ROOM:

25'1 x 10'10 (7.65m x 3.30m )

Double glazed bow window to front, radiator, chimney breast with inset log burner, open at rear to:

### KITCHEN/BREAKFAST ROOM:

16'7 x 9'2 (5.05m x 2.79m )

Double glazed French style doors and window to rear, radiator, stunning refitted kitchen comprising extensive range of 'Shaker' style wall and base mounted storage units and drawers, quartz style work surfaces with inset 1 ½ bowl sink unit, built in 4-ring electric hob with extractor hood over, matching island unit, integrated double oven and dishwasher, wood effect floor, leading to:

### UTILITY:

Full height 'Shaker' style storage cupboards, recess housing space for fridge/freezer, work surface with space and plumbing below for washing machine and tumble dryer, wall mounted combi boiler, further built in storage cupboards, wood effect floor, door to:

### WC:

Obscure double glazed window to side, 2 piece white suite comprising dual flush wc with concealed cistern and wash hand basin set on vanity unit with storage below and tiled splashback, continuation of wood effect floor.

## EXTERIOR:

### REAR GARDEN:

Commencing with a raised decked seating area leading to remainder which is mainly laid to lawn with planted beds to borders, paved patio seating area at rear with timber storage shed to remain, side access gate with path leading to:

## FRONTAGE:

Extensive off road parking provided by block paved driveway, side access gate leading to rear garden.

## GARAGE:

In block with parking space to front.

## TENURE & COUNCIL TAX BAND:

This property is being sold freehold and is Tax Band C.

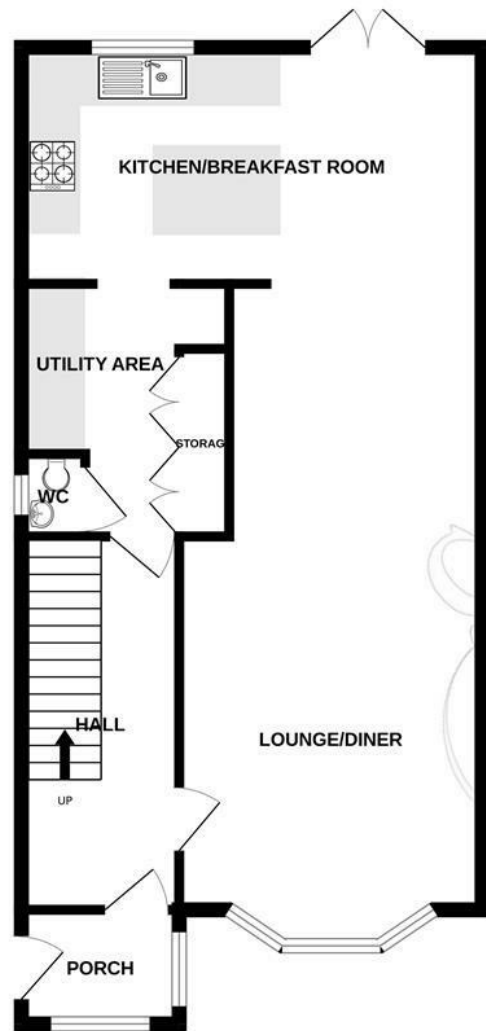
## AGENTS NOTE:

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.

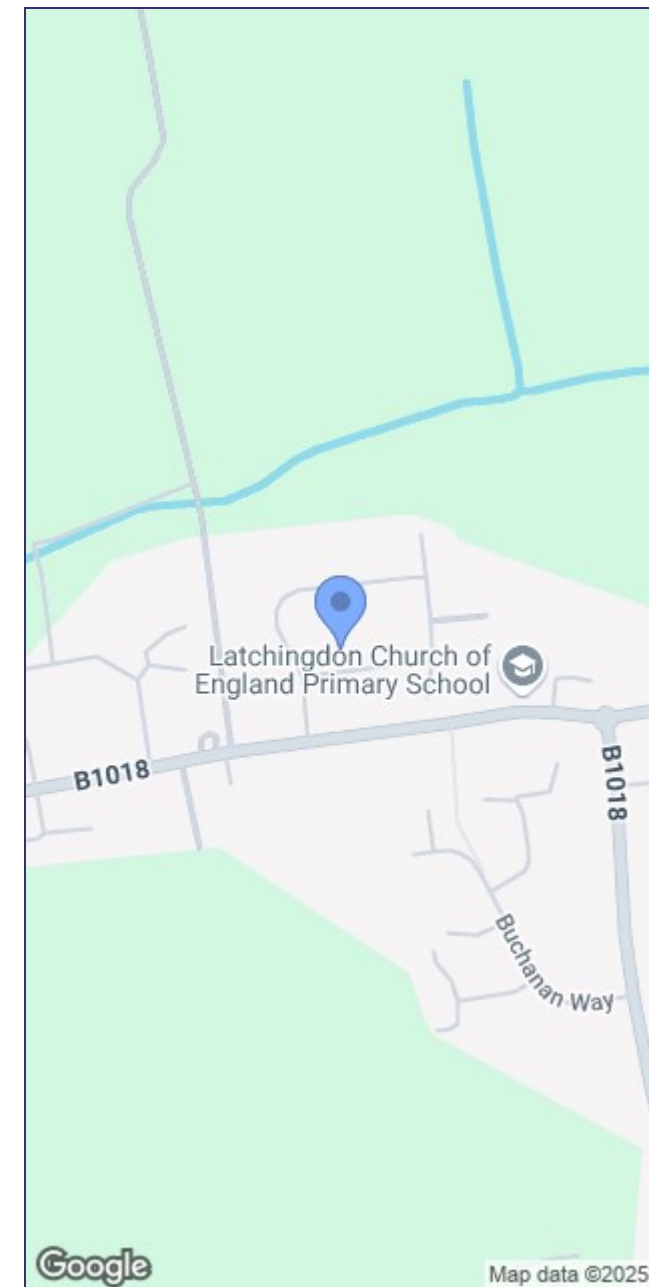
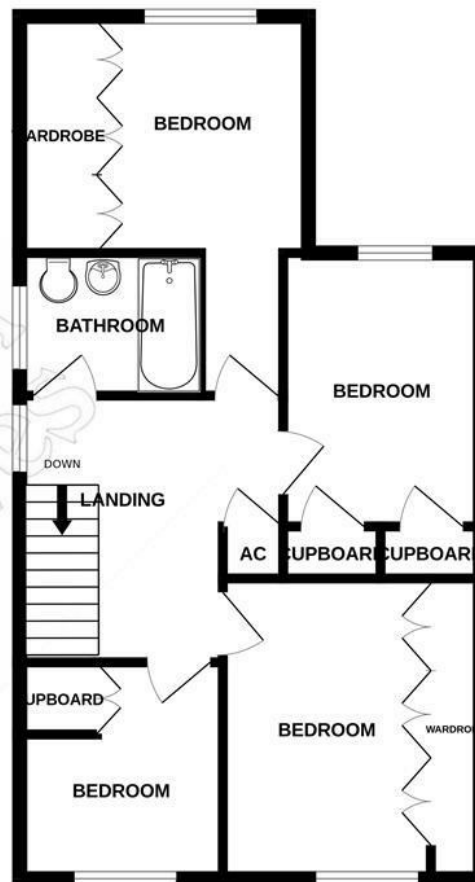
## VILLAGE OF LATCHINGDON:

Latchingdon is located on the Dengie Peninsular, a largely agricultural area positioned between the Blackwater Estuary and River Crouch. With its vast coastline the area is popular for sailing and other water sports, particularly from the nearby maritime towns of Maldon and Burnham-on-Crouch. The surrounding villages are home to a number of country pubs and pretty parish churches. Latchingdon has a number of local amenities including village shops, garage, a takeaway and public houses. There is a Church of England primary school with secondary schooling found at nearby Maldon, South Woodham Ferrers and Burnham-on-Crouch. Commuter services into London Liverpool Street can be found at nearby Fambridge or South Woodham Ferrers and the A130, A13, A127, A12 and M25 are all within a short drive.

GROUND FLOOR



1ST FLOOR



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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