



**Latchingdon Road
Cold Norton
Chelmsford
Essex
CM3 6JG**

Offers in Excess of £805,000

bettermove

Latchingdon Road

Chelmsford

Bettermove are proud to present this impressive and versatile 4 bedroom detached house in the sought after area of Cold Norton.

The property benefits from double glazing, oil central heating throughout and has ample off street parking available via the long driveway and double garage. The council tax band is E.

The interior of this well presented property comprises a spacious living room, an open plan fitted kitchen with dining area and access to the utility room & pantry, boot room and a convenient WC on the ground floor. The ground floor also hosts a double bedroom, shower room and two additional reception rooms. The first floor consists of three double bedrooms with fitted wardrobes including the master bedroom with an ensuite bathroom and the family bathroom. The exterior boasts a large garden (approximately 0.4 acre) perfect for enjoying the summer months and entertaining.

Located in the popular village of Cold Norton, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A130 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase immediately by paying an exclusivity deposit of £1,000.

This is not an additional fee and is returned to you on completion.



Latchingdon Road, Cold Norton, Chelmsford, Essex

Approximate Gross Internal Area
141.11 m² (1524.5 ft²)

Main House = 241 Sq M/1594 Sq Ft

Garage = 23 Sq M/248 Sq Ft

Outbuilding = 24 Sq M/258 Sq Ft
Total = 388 Sq M/3100 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating

Rating	Score Range	Current	Potential
A	(92+)	A	
B	(81-91)	B	
C	(69-80)	C	
D	(55-68)	D	
E	(39-54)	E	
F	(21-38)	F	46
G	(1-20)	G	

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England, Scotland & Wales

EU Directive 2002/91/EC



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