



- Village Location
- Close To Station
- Three Bedrooms
- Extended Kitchen/Diner
- Garage and Off Road Parking
- Beautifully Presented

17 Birch Avenue, Great Bentley, Colchester, Essex. CO7 8LL.

A beautifully presented family home in the most sought after commuter village of Great Bentley which is famous for its 43 Acres of village green and excellent access to main line station with good links to London Liverpool Street. This wonderful property offers three first floor bedrooms, modern first floor bathroom, Entrance hall, ground floor cloakroom, spacious L shaped living/family room, modern and stylish kitchen/diner, great garden space, garage en-block and off road parking to the front.



Property Details.

Ground Floor

Entrance Hall

With cloaks storage and doors to.

Cloakroom

Window to side, radiator, vanity wash hand basin, low level WC, tiled splash back.

Living Room



19' 10" x 18' 1" (6.05m x 5.51m) An L shaped room with two windows to front, window to rear, stairs to first floor, TV point, three radiators, door to kitchen.

Kitchen/Diner



19' 7" x 8' 9" (5.97m x 2.67m) Window to rear, door to side, radiator, fitted cupboard, a range of units and drawers with worktops over, inset sink, space for range cooker, with tiled splash back and extractor over, space and plumbing for further appliances, eye level units.

First Floor

Landing

With loft access and doors to.

Bedroom One



10' 10" x 9' 1" (3.30m x 2.77m) Window to rear, radiator, fitted wardrobe and cupboard.

Property Details.

Bedroom Two



8' 8" x 7' 1" (2.64m x 2.16m) Window to front, radiator.

Bedroom Three



10' 8" x 5' 9" (3.25m x 1.75m) Window to front, radiator, built in cabin bed.

Bathroom



Obscure window to rear, P shape bath with screen and shower over, close coupled WC, vanity wash hand basin, tiled walls, heated towel rail.

Outside

Rear Garden



Mainly laid to lawn with patio area, all enclosed by panel fencing, gated rear access, large garden shed.

Garage

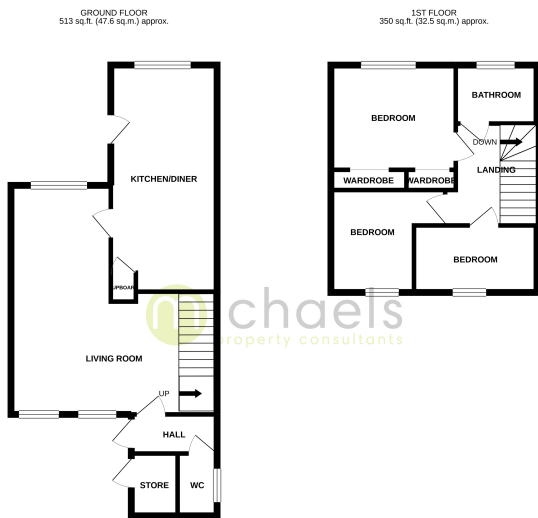
In A block access via the gate at the bottom of the garden with up and over door to front.

Parking

Block paved parking for two vehicles to the front of the property, the remainder is laid to lawn, there is also brick built storage shed.

Property Details.

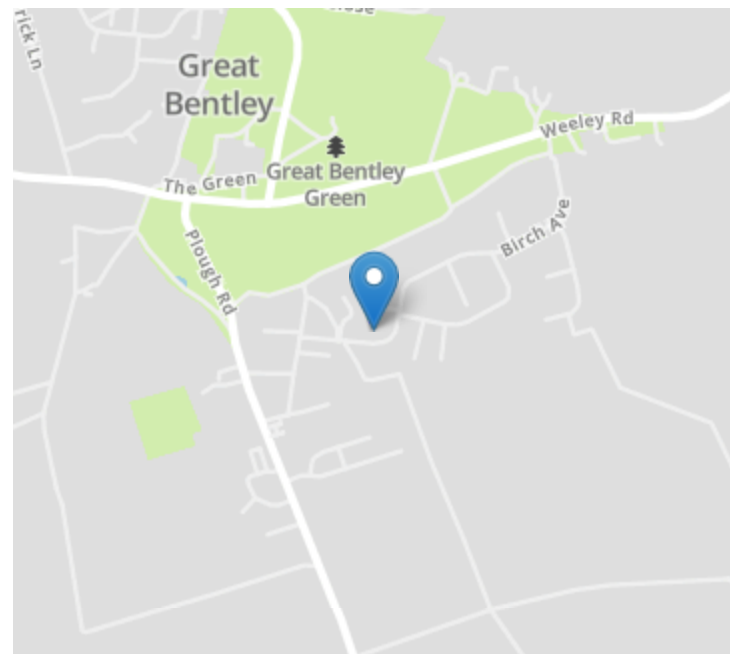
Floorplans



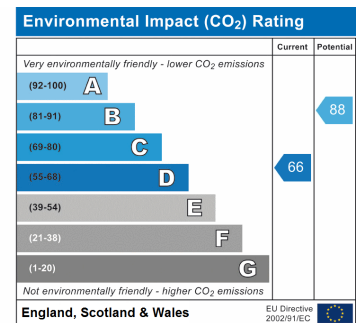
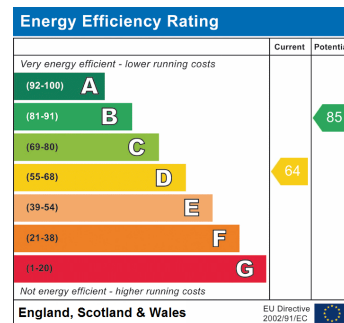
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TOTAL FLOOR AREA: 863 sq.ft. (79.2 sq.m.) approx.
These energy ratings are based on a standard assessment of the property. Measurements of energy performance are based on a standard assessment of the property. Measurements of energy performance are based on a standard assessment of the property. Measurements of energy performance are based on a standard assessment of the property.

Location



Energy Ratings



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.