



- Guide Price £280,000 - £290,000
- Positioned On A Favourable Plot
- Potential To Extend Subject To Planning Permission
- Detached House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Family Bathroom & Downstairs Cloakroom
- Generous Rear Garden
- Longridge Park Location

22 Egret Crescent, Colchester, Essex. CO4 3TX.

Residing on a generous plot with potential to extend is this three bedroom detached family house located to the East of Colchester in Longridge Park with excellent access to local schooling, a wide range of local shops and amenities and a short drive from Hythe Train Station and Colchester Town Centre. Internally, to the ground floor the property boasts an entrance hall, downstairs cloakroom, a sizeable living room which is open plan to the dining room and a fitted kitchen with a range of matching units and appliances. To the first floor, there are three well proportioned bedrooms and a family bathroom.



Property Details.

Ground Floor

Entrance Hall

With stairs rising to first floor, doors to;

WC

With UPVC double glazed window to side, low level WC, wash hand basin.

Lounge



13' 8" x 13' 0" (4.17m x 3.96m) With UPVC double glazed window to front, radiator, TV point, open to;

Dining Room



10' 0" x 9' 1" (3.05m x 2.77m) With UPVC double glazed window to rear, radiator.

Kitchen



9' 1" x 9' 1" (2.77m x 2.77m) With UPVC double glazed window to rear, UPVC double glazed door to side, a range of matching eye level and base units with drawers and worktops over, inset sink and drainer, built in oven, space for washing machine, space for fridge/freezer, gas hob.

First Floor

Landing

With UPVC double glazed window to side, cupboard, doors to;

Bedroom One



12' 2" x 11' 10" (3.71m x 3.61m) With UPVC double glazed window to front, radiator.

Property Details.

Bedroom Two



11' 0" x 8' 11" (3.35m x 2.72m) With UPVC double glazed window to rear, radiator.

Bedroom Three



6' 10" x 6' 3" (2.08m x 1.91m) With UPVC double glazed window to front, radiator.

Bathroom



With UPVC double glazed obscure window to rear, radiator, low level WC, wash hand basin, corner bath with shower over.

Outside

Rear Garden



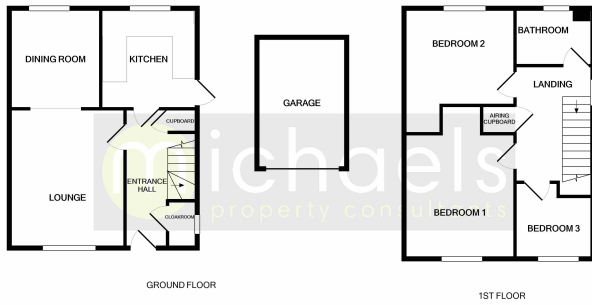
Outside, to the rear as previously mentioned the property enjoys a large rear garden which offers potential for a rear extension subject to planning consents. The garden is predominately lawn and is enclosed by panel fencing with gated side access.

Front Garden, Driveway & Garage

The property also comes with the added benefit of a single garage, a driveway and a front garden. The garage has an up and over door to the front.

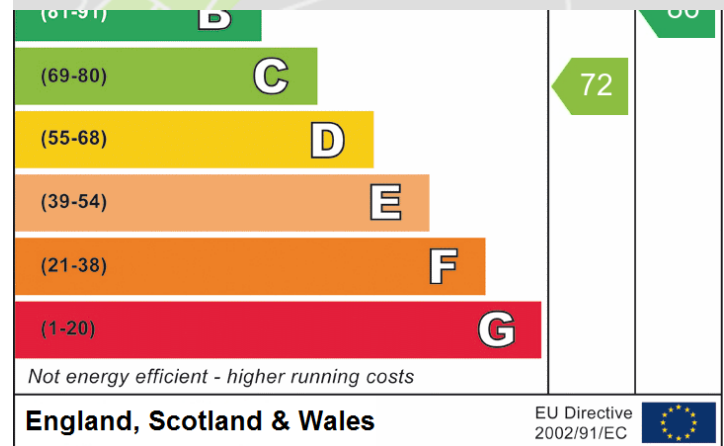
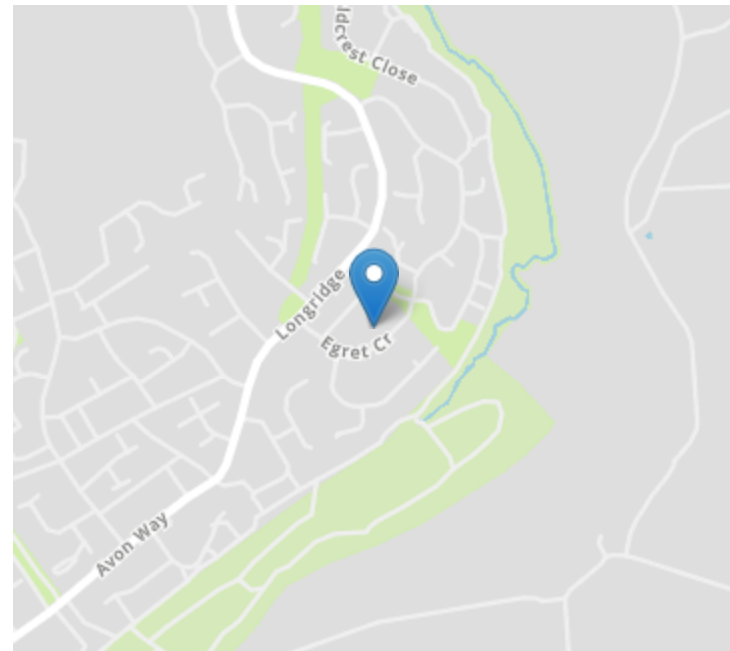
Property Details.

Floorplans



While every effort has been made to ensure the accuracy of the floor plans 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. The 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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Location



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.