



- Magnificent Four Bedroom Detached Residence
- Splendid Position Close To Station, A12 and Excellent Schooling
- Remarkably Spacious & Flexible Accommodation Throughout
- Four Double Bedrooms
- Two Luxurious Bathrooms
- Stunning Open Plan Kitchen/Dining/Family Space
- Large Plot Approaching 0.3 Of An Acre

## 26 London Road, Marks Tey, Colchester, Essex. CO6 1BE.

Set in an idyllic position to the West of Colchester, within close proximity of the A12, Marks Tey Station and the area's excellent local schools is this truly remarkable four bedroom detached residence. The property has been heavily extended, refurbished and much improved upon by the owners in recent years and features an array of stylish, versatile and surprisingly spacious accommodation throughout. Internally you are greeted by an impressive reception hall which opens to a large living room, bedroom 3/additional reception room and a stunning 17' kitchen which is in turn open plan to a truly beautiful dining/family space - Into which light pours via bi-folding doors opening out to the rear garden.



# Property Details.

## Ground Floor

### Entrance Hall

Parquet flooring, dado rails, radiator, doors leading to;

### Living Room



18' 7" x 13' 2" (5.66m x 4.01m) Double glazed Bay window to front aspect and UPVC window to side aspect, feature fire place, TV and telephone points, parquet flooring, wall lights, radiator.

### Bedroom Three/Reception Room



17' 2" x 14' 8" (5.23m x 4.47m) Double glazed Bay window to front aspect, parquet flooring, radiator.

## Kitchen



17' 6" x 11' 8" (5.33m x 3.56m) Two UPVC windows to side aspect, a range of base and eye level units with work surface over, breakfast bar, inset one and a half bowl sink unit with tap and drainer, tiled splash backs, plumbing for washing machine and dish washer, freestanding fridge/freezer, space for a double range oven, airing cupboard, opening onto the dining area.

## Dining Room



17' 4" x 11' 8" (5.28m x 3.56m) UPVC window to rear aspect and bi-fold doors opening onto the rear garden, engineered wood flooring, radiator.

## Shower Room

8' 7" x 5' 4" (2.62m x 1.63m) Low level WC, pedestal wash hand basin, double walk in fully tiled shower cubical, radiator, extractor fan.

## Snug/Play Room

12' 6" x 9' 6" (3.81m x 2.90m) Door leading to the side of the property, wood effect flooring stairs to first floor, radiator.

# Property Details.

## Master Bedroom



14' 5" x 11' 7" (4.39m x 3.53m) UPVC window to rear aspect, radiator, door leading to en suite bathroom.

## En-Suite



11' 5" x 8' 8" (3.48m x 2.64m) Obscure UPVC window to rear aspect, low level WC, pedestal wash hand basin, sunken oval bath with waterfall taps, part tiled walls, radiator.

## First Floor

### Landing Area

13' 8" x 6' 8" (4.17m x 2.03m) Eaves storage, generous space ideal as a study area., doors leading to;

### Bedroom Four

16' 1" x 8' 7" (4.90m x 2.62m) UPVC window to rear aspect, built in store cupboard, radiator.

## Bedroom Two



18' 5" x 11' 6" (5.61m x 3.51m) UPVC window to front aspect, a sizeable walk in wardrobe measuring 12'6 x 5'4, further built in store cupboard, radiator.

## Detached Garage

Up and over door, power and light connected.

## Outside

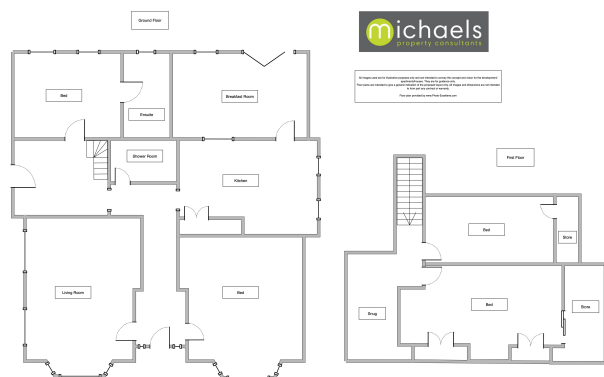


The beautifully kept rear garden comprises of a generous patio area with the remainder mainly landscaped to lawn with tree, shrub and flower surround, electric power points connected, garden tap, out door lighting, gazebo to remain, oil tank, to the side there is a covered hot tub and double gates leading to the front of the property, the garden is fully enclosed by panel fencing.

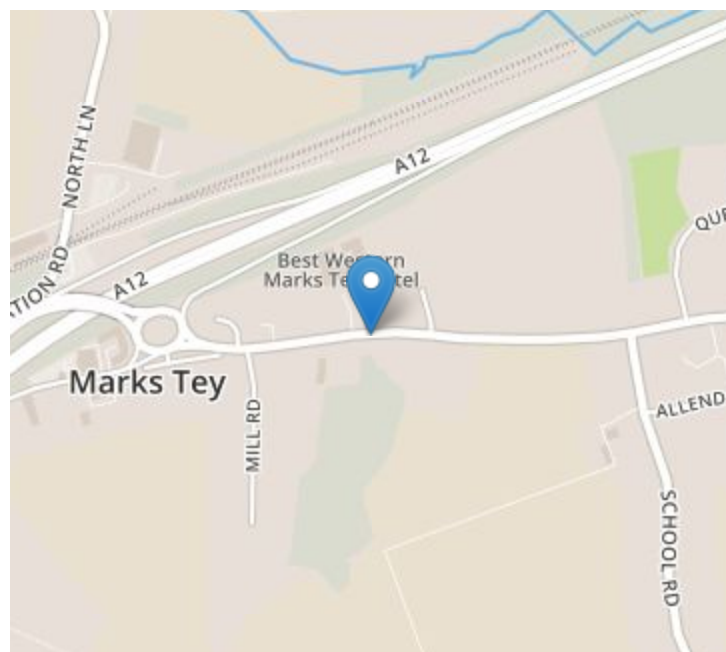
To the front of the property there is a in and out driveway mainly laid to shingle with raised flower beds and an attractive approach to the front of the property. The driveway provides off road parking for comfortably five/six cars.

# Property Details.

## Floorplans



## 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.