



- Positioned To The South Of Colchester & Within Easy Access Of A Range Of Amenities
- Within A Short Distance To Mersea Island
- An Imposing And Mature Semi Detached Home, Dating Back To The 1800s With Original features
- A Large & Private Driveway Suitable For Multiple Vehicles
- Exceptionally Presented Throughout
- En Suite To Master & Family Bathroom
- Well Presented Kitchen/Dining Area With Sky Lantern Window
- Utility Room & Cloakroom

## 25 Chestnut Avenue, Colchester, Colchester, Essex. CO2 0AL.

Tucked away on a peaceful residential street in the heart of Colchester, this beautifully maintained semi-detached home is perfectly suited for families, professionals, or first-time buyers. Originally dating back to the 1800s, the property has been thoughtfully renovated and reconfigured over time, resulting in a unique layout that blends historic charm with contemporary living. With excellent access to Colchester City Centre and within walking distance of regular bus routes, this home enjoys convenient connections to local amenities, Colchester train station (with direct links to London Liverpool Street), and the scenic Mersea Island. Everyday essentials are close at hand, including a post office, bakery, pharmacy, and more.



Call to view 01206 576999



michaels



# Property Details.

## Ground Floor

### Entrance Hallway

### Kitchen/Dining Area



24' 6" x 16' 5" (7.47m x 5.00m)

### Utility Room

10' 10" x 8' 6" (3.30m x 2.59m)

### Living Room/Snug Area



24' 4" x 22' 1" (7.42m x 6.73m)

## Bedroom Four/Study



13' 4" x 10' 4" (4.06m x 3.15m)

## First Floor

### Landing

### Bedroom One



13' 0" x 9' 6" (3.96m x 2.90m)

### En Suite



8' 9" x 5' 11" (2.67m x 1.80m)



# Property Details.

## Bedroom Two



14' 0" x 12' 0" (4.27m x 3.66m)

## Bedroom Three



11' 0" x 9' 9" (3.35m x 2.97m)

## Bathroom



8' 10" x 8' 6" (2.69m x 2.59m)

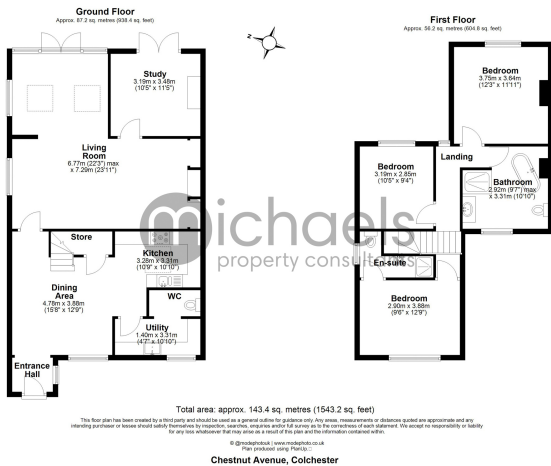
## Outside



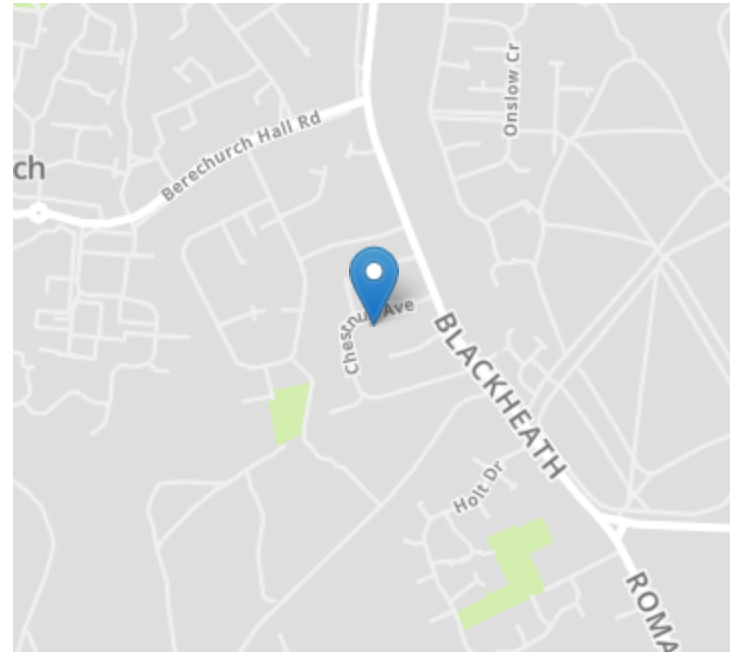
The rear garden is a true highlight, well cared for and predominantly laid to lawn with a patio area, perfect for alfresco dining. Mature shrubs, trees, and panel fencing create a sense of seclusion, while a summer house/garden shed offers practical storage. To the front, the mature garden and large driveway provide ample off-road parking, setting the home back from the road for added privacy.

# 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.