



- Positioned On The Ever Popular Maldon Road
- Walking Distance To Some Of The Country's Finest Private & Comprehensive Schooling
- Living Room With Large Bay Window
- Three Generous First Floor Bedrooms And A Ground Floor Bedroom With En Suite
- Open Plan Kitchen/Dining Area With Integrated Appliances
- Private Enclosed Rear Garden & Off Road Parking
- Walking Distance To Colchester's Historic City Centre
- A Fine Example Of A Four Bedroom Detached Residence

264 Maldon Road, Colchester, Colchester, Essex. CO3 3BE.

**** Guide Price £475,000 - £500,000**** Situated on an elevated plot on the ever sought after 'Maldon Road' positioned on the fringe of the Colchester City Centre offering excellent access to the Town Station with links to London Liverpool Street whilst also being conveniently close to some of the countries finest schooling including the highly regarded Hamilton Primary. With generous accommodation spread over two floors the property also resides on a generous a plot with a mature and well maintained garden.



Call to view 01206 576999



Property Details.

Ground Floor

Hallway

Main door into hallway, with stairs rising to first floor landing with storage cupboards under, radiator, door to:

Living Room

13' 2" x 12' 4" (4.01m x 3.76m) Bay window to front aspect, radiator, fitted shelving, exposed brick wall.

Kitchen/Dining Area



19' 4" x 12' 0" (5.89m x 3.66m) Full range of base and eye level units, cupboards and work surfaces, single drainer unit with inset island, integrated gas hob and electric oven, integrated fridge freezer, tiled flooring, UPVC double glazing to rear.

Bedroom Four



12' 0" x 7' 5" (3.66m x 2.26m) UPVC window to side aspect, radiator, door to:

En Suite Shower Room



Low level W.C, vanity wash basin, shower cubicle, splash tiling and tiled floor, plumbing for washing machine, window to rear aspect.

First Floor

Landing

Airing cupboard, access to loft space, door to:

Property Details.

Bedroom One



13' 2" x 11' 3" (4.01m x 3.43m) Bay window to front aspect, radiator, fitted wardrobes.

Bedroom Two



12' 6" x 8' 6" (3.81m x 2.59m) Window to rear aspect, radiator, fitted wardrobes.

Bedroom Three

8' 6" x 6' 0" (2.59m x 1.83m) Window to front aspect, access to loft space.

Family Bathroom



Low level W.C, wash hand basin, panel bath with shower attached, heated towel rail, splash tiling, tiled flooring, window to rear aspect.

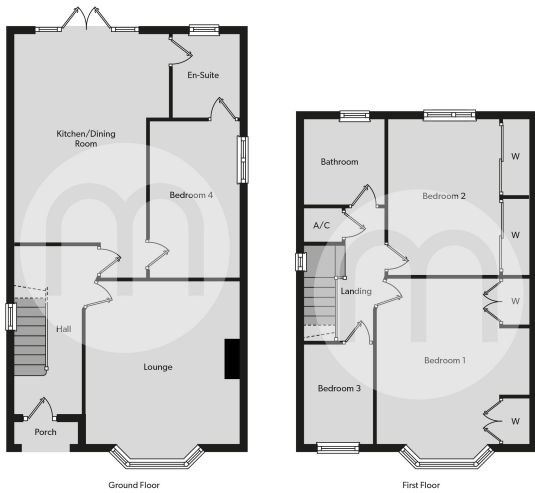
Outside



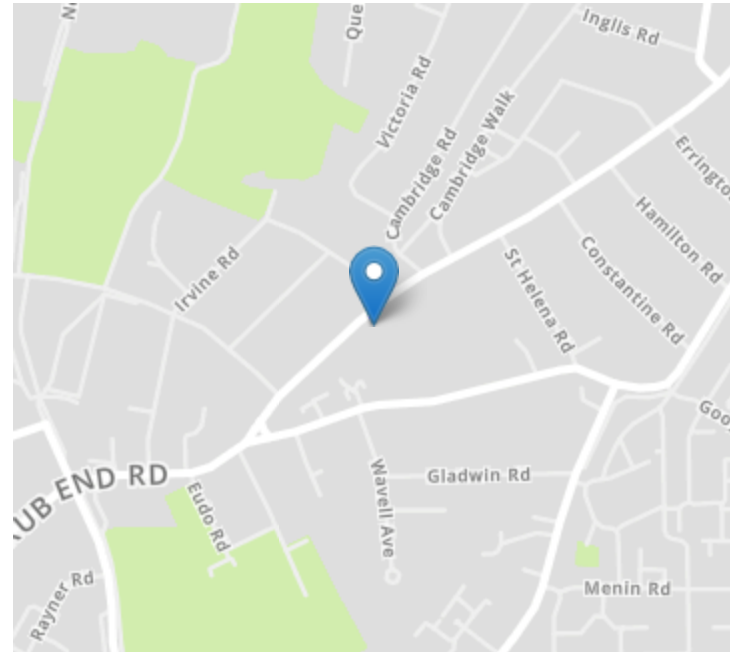
Outside the property benefits from a driveway to the side providing off road parking for multiple vehicles which then leads into a garage. To the rear provides an attractive and well maintained rear garden enclosed by panel fencing, shrubs and trees. The garden commences with a large patio area to the front and side of the garden, suitable for an outside table and chairs. The rest of the garden is predominantly laid to lawn.

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.