



- An Imposing Three Bedroom Mock Georgian Town House
- Constructed By High Reputable Local Developers, Vaughn & Blythe
- In The Heart Of One Colchester's Most Desirable Districts
- Three Generous Double Bedrooms
- Second Floor Family Bathroom Suite & Ground Floor Cloakroom
- A Large & Traditional Kitchen With A Wealth Of Storage
- First Floor Living Room With Panoramic Views Of Lexden Park
- Formal Dining Room
- Picturesque & Unrestricted Views Of Lexden Park Communal Gardens
- Benefit Of A Garage En-Bloc & Allocated Parking

1 Gilberd House, Lexden Park, Lexden, Colchester, Essex. CO3 3UF.

A handsome example of a three bedroom mock Georgian town house, showcasing living across three generous and spacious floors of accommodation. Offering versatile town house living and set within the most scenic of locations, this home must be viewed to be appreciated in its entirety. Commanding a favourable position in the heart of Colchester, Lexden Park stands as a testament to the harmonious coexistence of nature and urban living. This idyllic location offers a serene escape from the bustle of everyday life, with the surrounding grounds exclusively available for use of its residents only and allowing them all to enjoy it's lush landscapes and captivating surroundings.



Property Details.

Ground Floor

Entrance Hall

Entrance door to front aspect, timber sash window to side aspect, tiled floor, stairs to first floor, built in cupboard x2, radiator. access and doors to:

Formal Dining Room



10' 2" x 9' 8" (3.10m x 2.95m) Timber sash window to front aspect telephone point, radiator

Downstairs Cloakroom

1/2 tiled walls, tiled floor, wall mounted wash basin, W.C, radiator, extractor fan

Kitchen



13' 1" x 12' 0" (3.99m x 3.66m) A traditional fitted kitchen comprising of; a range of base and eye level fitted units with work surfaces over, drawers under, breakfast bar, space under counter for washing machine & tumble dryer, inset Hotpoint oven and grill, four ring gas hob with extractor fan over, tiled splash back, under counter lighting, inset sink, 1/2 sink, drainer and mixer taps over, integrated NEFF dishwasher, radiator, sash window to rear aspect, glazed door to rear aspect

First Floor

First Floor Landing

Stairs to ground and second floor, timber sash window to side aspect, doors and access to:

Reception Room



16' 2" x 12' 0" (4.93m x 3.66m) Timber sash windows to rear aspect, radiator, dado rail, communication points, wall mounted lights

Bedroom Three



10' 2" x 9' 8" (3.10m x 2.95m) Sash window to front aspect, radiator, telephone point

Second Floor

Second Floor Landing

Stairs to first floor, timber sash window to side aspect, loft access, airing cupboard housing gas boiler, access and doors to:

Property Details.

Bedroom Two



10' 2" x 9' 8" (3.10m x 2.95m) Sash window to front aspect, radiator

Family Bathroom



Family bathroom suite comprising of; W.C, radiator, 1/2 tiled walls and floor, pedestal wash hand basin, panel bath with shower over and curtain

Master Bedroom



12' 0" x 9' 8" (3.66m x 2.95m) Timber sash windows to rear aspect, radiator x2

Outside, Garden, Garage & Location



A private terrace proves to be the ideal place for peaceful reflection, whilst enjoying unrestricted views of the surrounding green space and enclosed by handsome cast iron panels. The property is further enhanced by allocated parking, visitors parking and a garage - ideal for storage.

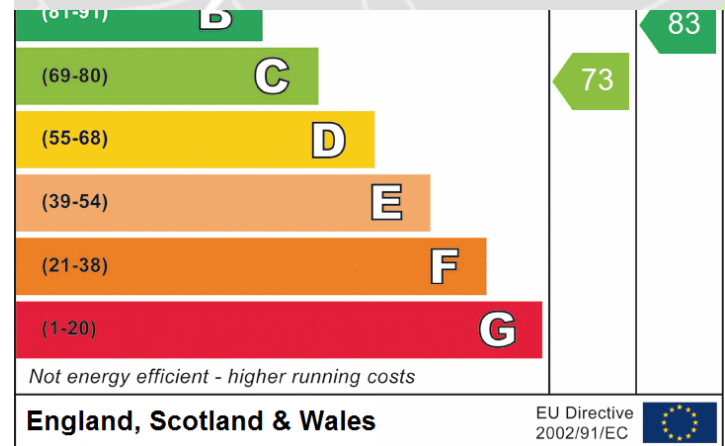
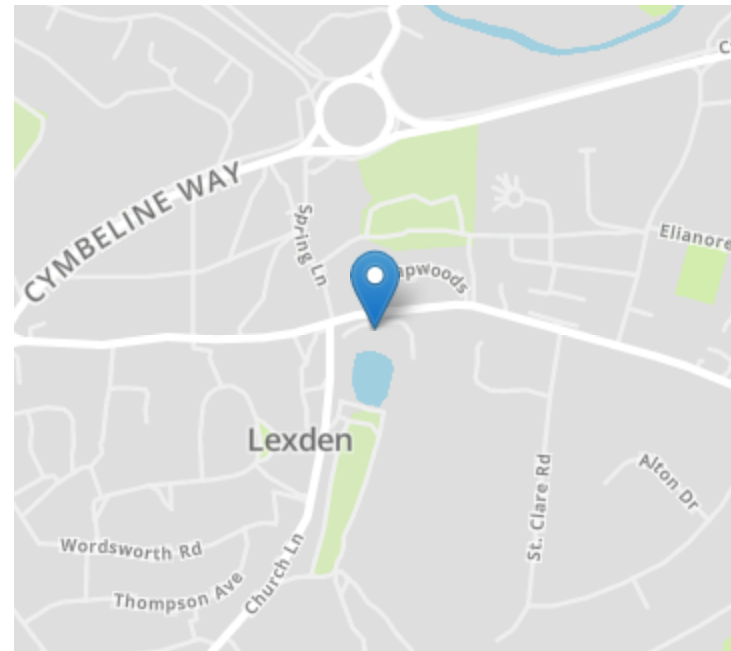
Location here is key, with the property in central Colchester and therefore well-connected to the city centre, home to; an array of shops, amenities, bars, restaurants and more. An excellent choice of primary and secondary educational choices are close by, both private and comprehensive. The property is also within a short drive of Colchester's mainline station, providing access to London Liverpool Street Station within the hour - ideal for working professionals.

Property Details.

Floorplans



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.