



- GUIDE PRICE £440,000 - £450,000
- An Extended And Much Improved Home
- Five Well Proportioned Bedrooms
- Two Reception Rooms
- Fitted Kitchen And Separate Utility Room
- Family Bathroom & Downstairs Shower Room
- Beautiful Landscaped Gardens
- Garage And Ample Parking For Several Cars
- Desirable Village Of Fordham

## 18 Lucas Avenue, Fordham, Colchester, Essex. CO6 3NG.

Presented to the market in excellent condition is this extended and much improved family home offering five well proportioned bedrooms, generous living accommodation and beautiful gardens. Located in the highly desirable village of Fordham this spacious home offers excellent access to the local outstanding OFSTED 'Fordham All Saints C of E Primary School'. Internally, the property benefits from a spacious entrance hall which has stairs rising to the first floor and leads into the generous living room. The living room features a large window to the front, storage and a feature gas fireplace. From the living room there is the second reception room (dining room), the fitted kitchen, utility room and downstairs shower room. On the first floor, there are five well proportioned double bedrooms with a family bathroom.





# Property Details.

## Ground Floor

### Entrance Hall

With UPVC double glazed window to front, radiator, stairs rising to first floor, door to;

### Living Room



15' 7" x 13' 8" (4.75m x 4.17m) With UPVC double glazed window to front, radiator, gas fireplace, understairs storage cupboard, door to;

### Dining Room



10' 0" x 10' 0" (3.05m x 3.05m) With UPVC sliding patio doors to the rear, radiator, door to lobby, open to;

### Kitchen



9' 10" x 7' 8" (3.00m x 2.34m) With UPVC double glazed window to rear, tiled flooring, a range of matching eye level and base units with drawers and worktops over, inset sink and drainer, double oven, gas hob with extractor hood over, integrated dishwasher, water softener, integrated fridge.

### Lobby

With tiled floor, radiator, storage cupboard, doors to;

### Shower Room



With UPVC double glazed obscure window to rear, tiled floor, radiator, close coupled WC, wash hand basin, shower cubicle, spotlights.

### Utility Room

11' 6" x 11' 3" (3.51m x 3.43m) With door to rear, radiator, a range of matching eye level and base units with drawers and worktops over, sink and mixer taps, space and plumbing for washing machine, door to garage, space for tumbler dryer (vented), space for chest freezer and/or fridge/freezer.

## First Floor

### Landing

With loft access, airing cupboard, doors to;

# Property Details.

## Bedroom One



15' 9" x 15' 7" (4.80m x 4.75m) With UPVC double glazed window to rear, radiator, wood effect floor, (double bedroom)

## Bedroom Two



13' 9" x 12' 2" (4.19m x 3.71m) With UPVC double glazed window to front, radiator, (double bedroom)

## Bedroom Three

12' 2" x 9' 11" (3.71m x 3.02m) With UPVC double glazed window to rear, radiator, (double bedroom)

## Bedroom Four

11' 2" x 10' 11" (3.40m x 3.33m) With UPVC double glazed window to front, radiator, wood effect floor.

## Bedroom Five

13' 7" x 8' 7" (4.14m x 2.62m) With UPVC double glazed window to front, radiator.

## Bathroom



With UPVC double glazed obscure window to rear, radiator, close coupled WC, wash hand basin, panelled bath with shower over, part tiled walls.

## Outside

### Garden



A generous rear garden which is enclosed by panel fencing and offers a patio area to the rear of the property leading to a large lawn with a variety of matured flower borders. There is also a decking area and a garden shed to remain.

## Garage

16' 10" x 14' 2" (5.13m x 4.32m) With up and over door to front, power and light, door to lobby.

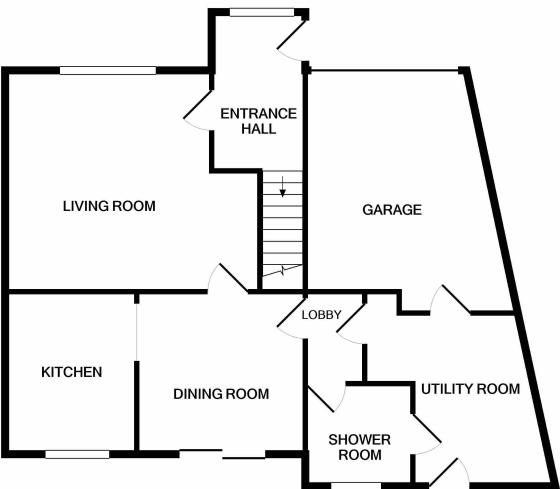
## Driveway

Block paved driveway to the front providing off road parking.



# Property Details.

## Floorplans

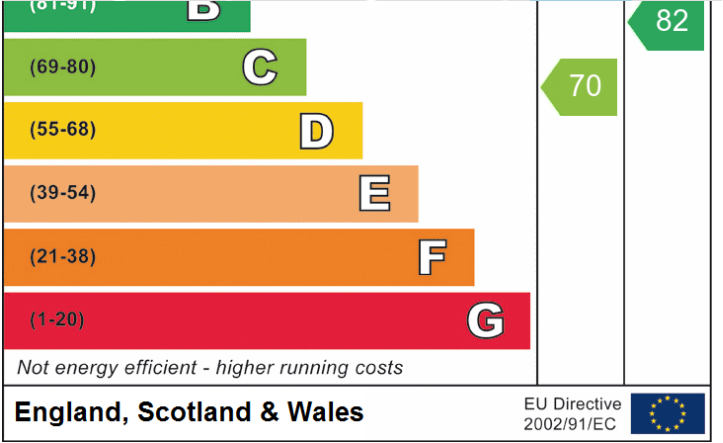
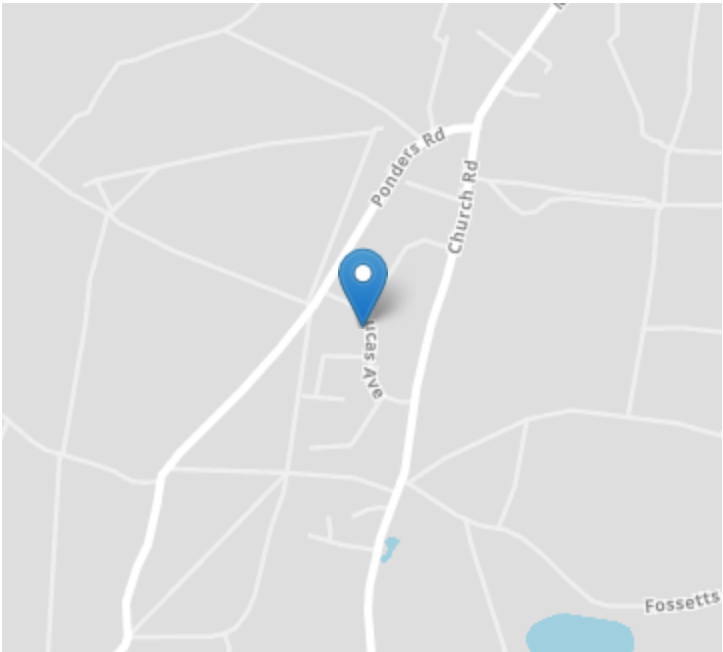


TOTAL APPROX. FLOOR AREA 1549 SQ.FT. (143.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. This 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.