



- Typical 'Bay Fronted' Character Filled Home
- Four Bedrooms With En-Suite Shower Room To Master Bedroom
- Two Reception Rooms
- Fitted Kitchen
- Generous Conservatory/Dining Room
- Accommodation Spread Over Three Floors
- Generous Rear Garden Approaching 100ft
- Off Road Parking

**234 Maldon Road, Colchester, Essex.
CO3 3BE.**

Situated on an elevated plot on the ever sought after 'Maldon Road' positioned on the fringe of the Colchester Town 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 three floors the property also resides on a generous a plot which backs onto Drury Road Allotments.



Property Details.

Ground Floor

Entrance Hall

With stairs leading to the first floor, doors to;

Living Room



12' 7" x 9' 10" (3.84m x 3.00m) With feature bay window to front aspect, radiator, feature open fireplace.

Dining Room



11' 11" x 11' 11" (3.63m x 3.63m) With double doors providing access to the garden, radiator, red brick fireplace. (currently used as an office.)

Kitchen



14' 5" x 7' 3" (4.39m x 2.21m) With window to side aspect, a range of fitted matching units with drawers and granite work surfaces over, inset butler sink, space for a gas range cooker, integrated washer/dryer and dishwasher.

Conservatory

13' 9" x 16' 1" (4.19m x 4.90m) With window and door to rear aspect, radiator, underfloor heating.

First Floor

Landing

With stained glass window to side, stairs to first floor, doors to;

Bedroom Two



11' 11" x 10' 5" (3.63m x 3.17m) With feature bay window to front aspect, radiator.

Property Details.

Bedroom Three



12' 9" x 9' 5" (3.89m x 2.87m) With window to rear aspect, radiator, built in cupboards.

Bedroom Four

6' 11" x 6' 0" (2.11m x 1.83m) With window to front aspect.

Family Bathroom



Windows to side and rear, part tiled walls and tiled floor, Low level WC, wash hand basin mounted on wooden frame with shelf under, tiled panel bath with shower over.

Second Floor

Bedroom One



17' 1" x 9' 5" (5.21m x 2.87m) With double doors to Juliet balcony, Velux window, radiator, door to;

En-Suite

(please note the en-suite has partly been changed and still requires some finishing.)

Outside

Front Garden

To the front of the property there is a front garden with path leading to front door and various shrubs and trees. There is a driveway providing parking for up to two vehicles (residents parking also available on street).

Rear Garden



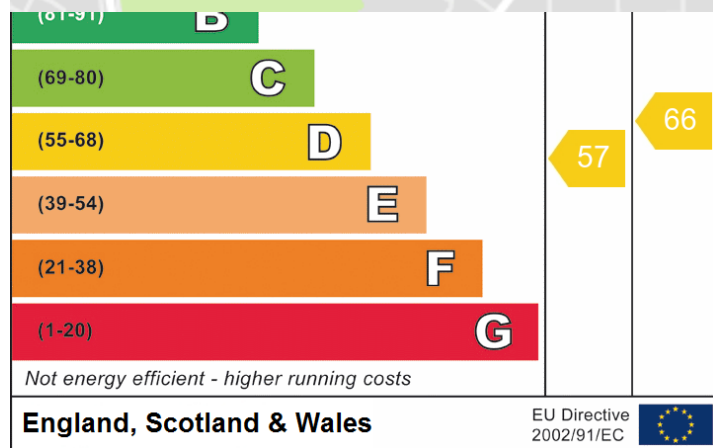
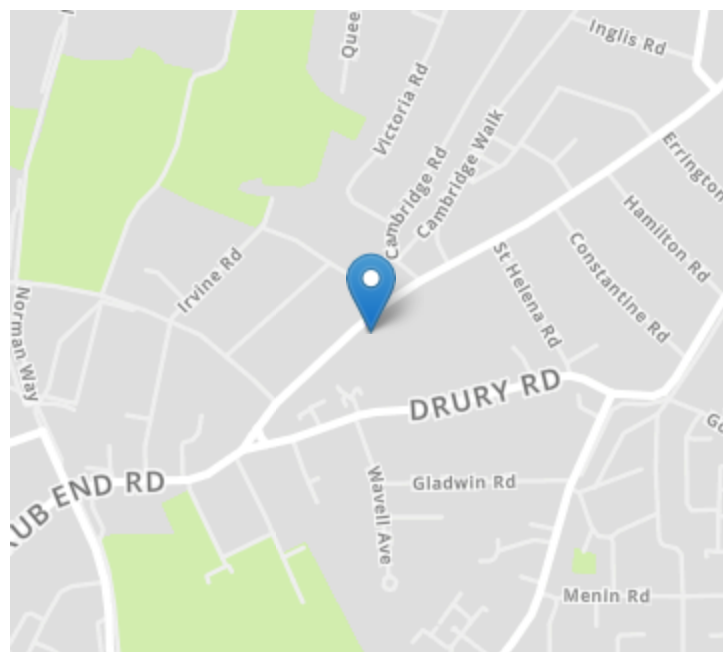
The rear garden is beautifully landscaped and approximately 100ft in length backing on to allotments. There is a patio area providing seating with the remainder of the garden mainly laid to lawn with various shrub, flower borders and an array of trees.

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.