



- Three Bedroom Semi-Detached Family Home
- Close To An Array Of Schools, Shops & Amenities
- Favourably Positioned In St.Johns, North Colchester
- Well-Proportioned Reception Room
- Kitchen-Diner
- Modern Kitchen With Intergrated Appliances
- Large Conservatory With Garden Views
- Two Double Bedrooms & A Single Third Bedroom
- Well-Manicured & Maintained Rear Garden

35 Chalfont Road, Colchester, Essex. CO4 0NY.

Situated in the heart of St.Johns, North Colchester sits this impressive three bedroom semi-detached family home. Offered to the market in good order, it offers a generous amount of reception and bedroom space throughout whilst also being complete with the added luxury of a garage and a large, private enclosed rear garden. Within easy reach of an array of useful amenities at St. Christopher Road including; Tesco Express Store, pharmacy, hairdressers, florist, reputable local pub and a well-connected bus network to Colchester's vibrant and historic city centre. Highwoods square is also close by, offering a large Tesco Superstore, doctors, dentist and post office. For families with younger children, an array of excellent primary and secondary schooling is within reach.



Property Details.

Ground Floor

Entrance Hall

Entrance door to side aspect, stairs to first floor, door and access to:

Living Room



15' 6" x 13' 7" (4.72m x 4.14m) Window to front aspect, radiator, engineered wood flooring, double doors to:

Dining Room



10' 8" x 9' 6" (3.25m x 2.90m) Window to side aspect, radiator, engineered wood flooring, glazed rear door to garden, access to conservatory, open plan to:

Kitchen



9' 3" x 8' 8" (2.82m x 2.64m) A modern fitted kitchen comprising of; a range of base and eye level units with worksurfaces over, inset sink, drainer and mixer tap over, space for electric oven with extractor fan over, integrated appliances, tiled flooring and tiled splash back, window to rear aspect

Conservatory



11' 3" x 10' 0" (3.43m x 3.05m) Windows to all aspects, engineered wood flooring, ceiling fan, patio doors to rear garden

First Floor

Landing

Window to side aspect, stairs to ground floor, loft access, airing cupboard, doors to:

Property Details.

Master Bedroom



12' 0" x 11' 0" (3.66m x 3.35m) Window to front aspect, radiator

Bedroom Two



11' 10" x 9' 7" (3.61m x 2.92m) Window to rear aspect, inset storage, radiator

Bedroom Three

8' 9" x 7' 5" (2.67m x 2.26m) Window to side aspect, radiator

Family Bathroom



Window to rear aspect, panel bath with shower over and curtain, pedestal wash hand basin, radiator

W.C.

W.C., window to rear aspect

Outside, Garden, Garage & Parking



Outside, any prospective buyer will inherit a well-proportioned, private and enclosed rear garden. Key highlights include; an expansive patio area, secure gated side access, an area laid to lawn, a pond positioned to the rear of the garden, boundaries formed by panel fencing and garden door access to the garage featuring full power and an up and over door.

Parking is available on a private driveway to the front of the property for multiple vehicles (size dependent).

Additional Information

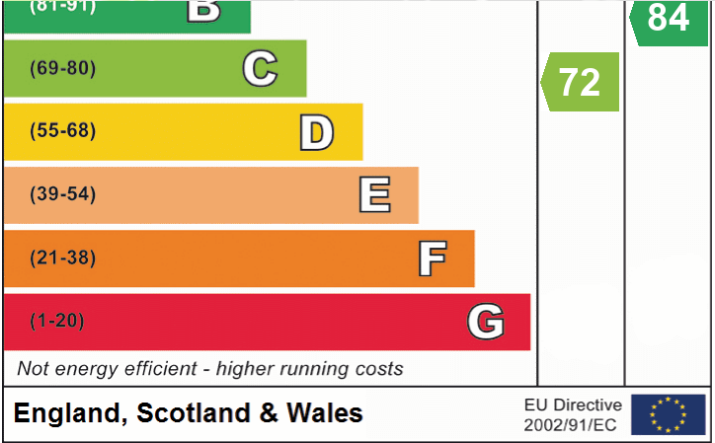
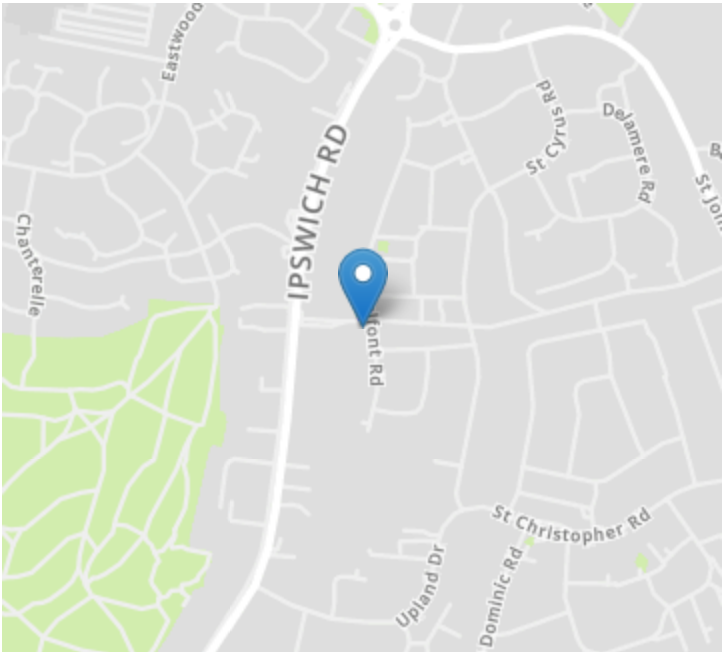
EPC has been ordered and will be available shortly.

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.