



- Highly Sought After Maldon Road District
- Within Moments of Some of The Countries Finest Schools
- Two Reception Rooms
- Five Bedrooms
- En-Suite And Family Bathroom
- Two Cloakrooms
- Generous Garden
- Large Outbuilding Which Could Be Utilised As A Gymnasium Or Office
- Rarity Of A Driveway Providing Off Road Parking

42 Hamilton Road, Maldon Road District, Colchester, Essex. CO3 3DZ.

GUIDE PRICE £475,000 - £500,000 Offered with NO CHAIN is this deceptively spacious Victorian semi-detached house, offering generous accommodation over three floors due to being cleverly altered and adapted over the years. Positioned on the favourably 'Hamilton Road' just off Maldon Road this excellent home resides within the catchment area of Hamilton School and some of countries finest secondary schooling. The property is also conveniently located within a short walk from the Colchester Town Centre, train station with links to London Liverpool Street and Abbey Fields.



Property Details.

Ground Floor

Porch

Leading to;

Entrance Hall

With stairs rising to first floor, doors to;

Living Room



4.2m x 3.0m (13' 9" x 9' 10") With window to front aspect, radiator, TV point.

Dining Room



4.20m x 3.00m (13' 9" x 9' 10") With French doors to rear aspect, radiator.

WC

with close coupled WC, wash hand basin.

Kitchen/Breakfast Room



6.10m x 3.40m (20' 0" x 11' 2") With window to front aspect, a range of fitted units with drawers and worktops over, inset sink and drainer, gas cooker with extractor hood, breakfast bar, sliding door to utility area providing access to the rear garden.

First Floor

Landing

With stairs to second floor, doors to;

Bedroom One



4.10m x 3.40m (13' 5" x 11' 2") With window to front aspect, radiator, door to;

Property Details.

En-Suite One



With obscure window to front, close coupled WC, wash hand basin, shower cubicle.

Bedroom Two

4.20m x 3.00m (13' 9" x 9' 10") With window to rear aspect, radiator.

Bedroom Five

2.7m x 2.5m (8' 10" x 8' 2") With window to rear aspect, radiator.

Family Bathroom



With window to rear aspect, radiator, wash hand basin, close coupled WC, panelled bath, shower cubicle.

Second Floor

Second Floor Landing

With doors to;

Bedroom Three



3.1m x 2.9m (10' 2" x 9' 6") With windows to rear aspect, radiator, built in cupboard.

Bedroom Four

3.7m x 3.7m (12' 2" x 12' 2") With window to front aspect, built in cupboard, radiator.

Second WC

With close coupled WC.

Outside

Rear Garden



Outside, to the rear, the garden is a good size and begins with a large patio area which leads to lawn. At the end of the garden there is a large outbuilding which could be utilised for many uses - a gymnasium or home office. An excellent addition to the home.

Parking

Driveway providing off road parking.

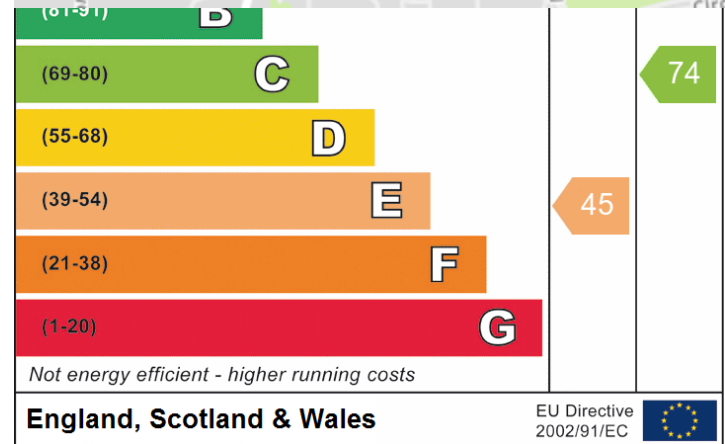
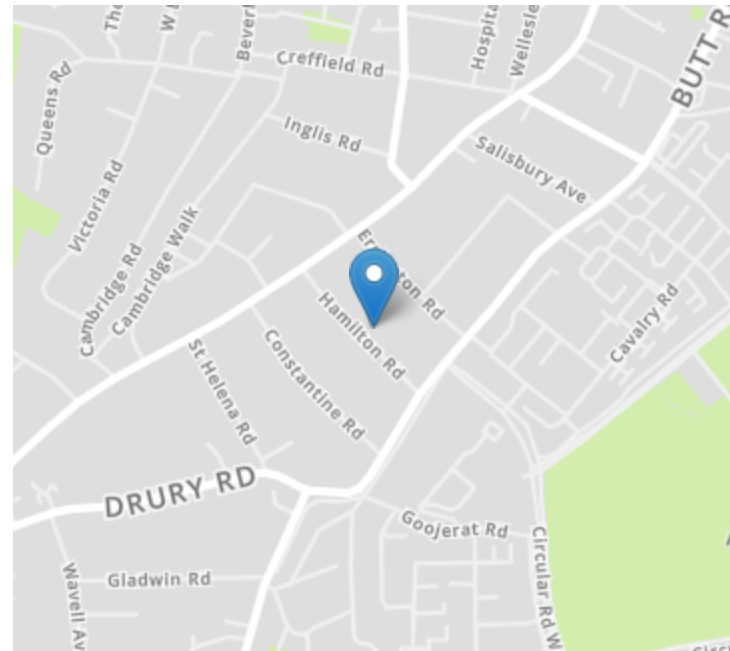
Property Details.

Floorplans



While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The price for the floorplans is payable only on receipt of cash or by the appropriate purchase order form. The floorplans are not intended to be used as a guide to the property or as a guide to the price. See the particulars for more details.

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.