



- Within Easy Access Of Some Of The Countries Finest Comprehensive & Private Education
- Ample Off Road Parking & Benefiting From A Garage
- Set On An Elevated Position With The Garden Benefitting From Sunlight
- Added Advantage Of Solar Panels
- Four Generous Bedrooms & Family Bathroom
- Well Maintained Ans Cherished Through The Years
- Catchment Area For Home Farm Primary School
- Welcoming Hallway With Glass Balustrade
- Utility Room & Cloakroom
- A Fine Example Of An Extended Four Bedroom Detached Family Home

36 Shakespeare Road, Colchester, Colchester, Essex. CO3 4HZ.

**** GUIDE PRICE £650,000-£675,000**** Positioned on one of Colchester's most desirable residential roads, this impressive four-bedroom detached home sits in an elevated position. Well maintained and cherished by the current owners, the property has been tastefully upgraded over the years, benefiting from a double-storey extension and the added advantage of solar panels. The location offers excellent access to highly regarded schools, including the Outstanding Ofsted-rated Home Farm Primary School, as well as Colchester Royal Grammar School and Colchester County High School for Girls. Scenic walks in Lexden Park are just moments away, along with regular bus routes to the city centre and its wide range of amenities.



Property Details.

Ground Floor

Hallway

Cloakroom

Dining Room



18' 1" x 9' 10" (5.51m x 3.00m)

Living Room



19' 4" x 17' 11" (5.89m x 5.46m)

Kitchen



12' 6" x 10' 11" (3.81m x 3.33m)

Utility Room



First Floor

Landing

Bedroom One



18' 7" x 9' 0" (5.66m x 2.74m)

Property Details.

Bedroom Two



14' 5" x 12' 0" (4.39m x 3.66m)

Bedroom Three



13' 11" x 12' 0" (4.24m x 3.66m)

Bedroom Four

10' 1" x 9' 9" (3.07m x 2.97m)

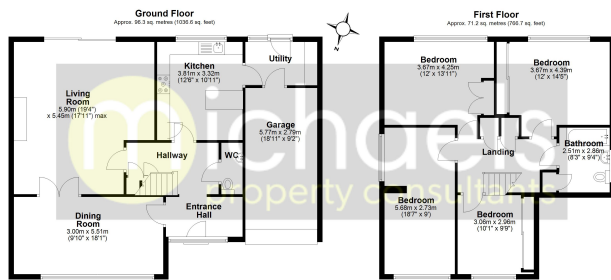
Bathroom



9' 4" x 8' 3" (2.84m x 2.51m)

Property Details.

Floorplans



Total area: approx. 167.5 sq. metres (1803.4 sq. feet)

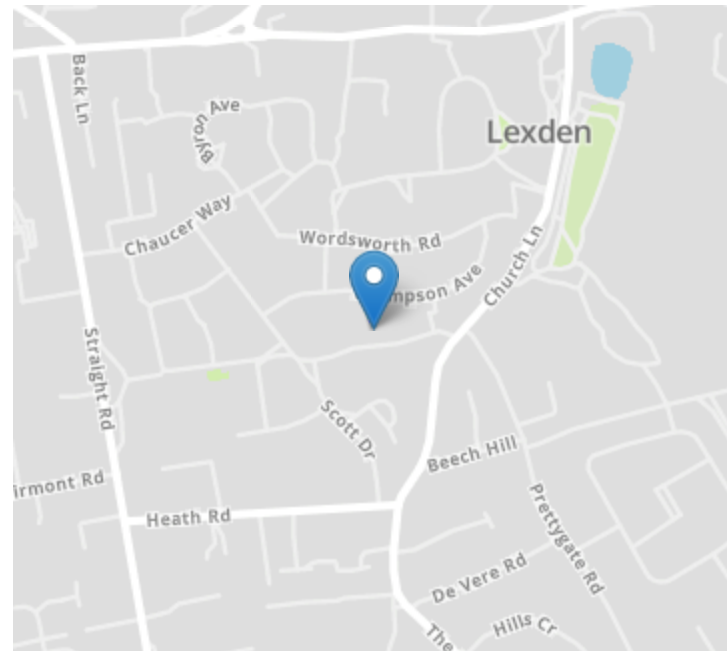
All measurements have been taken as a guide to prospective buyers only and are not precise. The plans are for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee is given for their condition or efficiency. Measurements may have been taken from the widest area and may include wall thickness and space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using Floorplan

Shakespeare Road, Colchester

Location



Energy Ratings

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.