



- Located In The Popular Braiswick Village
- Garage & Off Road Parking
- Within Close Proximity To Town Centre & North Station
- Fully Enclosed Well Maintained Private Garden
- Versatile Accommodation Spread Across Three Floors
- Open Plan Kitchen/Dining Area
- Ideal For A Growing Family Or Working Professionals
- Two En Suites & Family Bathroom

## 37 Blade Road, Colchester, Colchester, Essex. CO4 5ZU.

This well-presented family home is proudly positioned on the sought-after 'New Braiswick' development, within walking distance of Colchester North Station (with direct links to London Liverpool Street) and reputable local schooling. The location is also ideal for access to Turner Rise Retail Park and Colchester's city centre. Offering versatile and spacious accommodation, highlights include an open-plan L-shaped kitchen/dining area with French doors to the garden, a generous first-floor reception room, and three well-proportioned bedrooms, including two with en suites. The ground floor features a welcoming entrance hallway with cloakroom, understairs storage, and integral access to the garage. The open-plan kitchen/dining area provides ample space for appliances and direct access to the rear garden.



Call to view 01206 576999





# Property Details.

## Ground Floor

### Hallway

### Ground Floor Cloakroom

### Kitchen/Dining Area



16' 5" x 13' 2" (5.00m x 4.01m)

## First Floor

### Bedroom One



14' 10" x 8' 5" (4.52m x 2.57m)

## En Suite



## Living Room



16' 2" x 14' 3" (4.93m x 4.34m)

## Second Floor

### Bedroom two



16' 2" x 11' 10" (4.93m x 3.61m)

# Property Details.

## En Suite



## Bedroom Three



13' 9" x 9' 10" (4.19m x 3.00m)

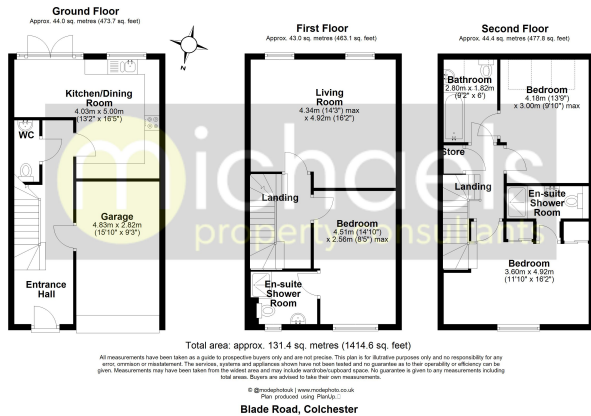
## Bathroom



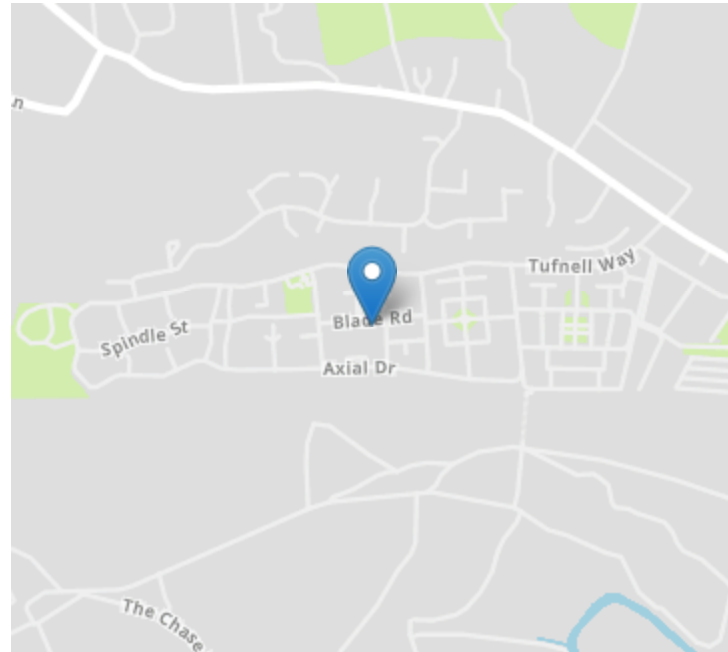
9' 2" x 6' 0" (2.79m x 1.83m)

# Property Details.

## Floorplans



## 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.