



- Imposing Detached 1930s Residence
- Elevated Position & Residing On A Desirable Road In Colchester's City Centre
- Within A Stones Throw Of Some Of The City's Most Favourable Private & Comprehensive Education
- Extended And Improved To A High Standard
- Focal Open-Plan Kitchen/Dining Room
- Large Reception Room
- Added Benefit Of Two Bathrooms
- Three Well-Proportioned Bedrooms
- Generous & Private Enclosed Rear Garden
- High Volumes Of Enquires Expected!

240 Maldon Road, Colchester, Essex. CO3 3BE.

An exceptional three bedroom detached residence occupying a pleasant elevated position on the ever sought after Maldon Road, within striking distance of the Town, Station and excellent local schools. The property has been extended and heavily improved by the current owners to a fabulous standard, creating stunning living space and retaining a wealth of charming period features throughout. Highlights include an impressive dining/reception hall, a study, cloakroom, a sizeable living room with open fireplace and truly beautiful extended kitchen/dining space spanning across the rear of the house. On the first floor are three well proportioned bedrooms a beautifully re-fitted family bathroom and an additional shower room. Outside the property features a wonderful, unoverlooked garden to the rear and our clients have recently obtained full planning permission to create a driveway providing off road parking to the front. Viewing essential.



Call to view 01206 576999



Property Details.

Ground Floor

Entrance Porch

Door to:

Dining/Reception Hall

14' 2" x 9' 8" (4.32m x 2.95m) Solid oak flooring, radiator, UPVC bay window to front, staircase to first floor with storage cupboard under, doors to

Study



12' x 6' 6" (3.66m x 1.98m) Solid oak flooring, radiator, UPVC window to front, door to:

Inner Hall

Solid oak flooring, radiator sash window to side, door to:

Cloakroom

Solid oak flooring, low level WC, wall mounted hand wash basin, UPVC window to side.

Living Room



14' 7" x 12' 3" (4.44m x 3.73m) Solid oak flooring, Radiator, open fireplace, opening to:

Kitchen/Dining Space



17' 8" x 12' (5.38m x 3.66m) Solid oak flooring, underfloor heating, re-fitted range of solid timber Shaker style base and eye level units with under-cabinet lighting, solid oak bespoke wooden working surfaces to side and up-stands, built in electric stainless steel Neff oven and microwave, Neff five ring gas hob with extractor hood above, built in dishwasher and washing machine, space for fridge/freezer, inset sink unit, UPVC window and French doors to rear, vaulted ceiling with three Velux skylights and inset spotlighting.

First Floor

Landing

Large UPVC stained glass window to side, doors to:

Property Details.

Bedroom One



12' 2" x 12' (3.71m x 3.66m) Wood flooring, radiator, UPVC window to rear, feature fireplace.

Bathroom



Vinyl flooring, fully tiled walls, chrome heated towel rail, low level WC, vanity hand wash basin, panel bath with shower over, UPVC window to rear, airing cupboard.

Bedroom Two



10' x 8' (3.05m x 2.44m) Wood flooring, radiator, UPVC window to front, cast iron fireplace, recess housing built in wardrobe.

Shower Room

Chrome heated towel rail, fully tiled walls, walk in double shower cubicle with integrated shower, UPVC window to side, extractor fan.

Outside

As previously mentioned the property sits in a pleasant elevated position, with a sizeable garden to the front, retained by a brick wall. Our clients have recently obtained full planning permission to turn this into a private driveway providing off road parking. Additionally to the side of the property there is a superb integral storage shed which spans the entire depth of the house itself.

Bedroom Three



10' 6" x 6' 8" (3.20m x 2.03m) Radiator, UPVC window to front.



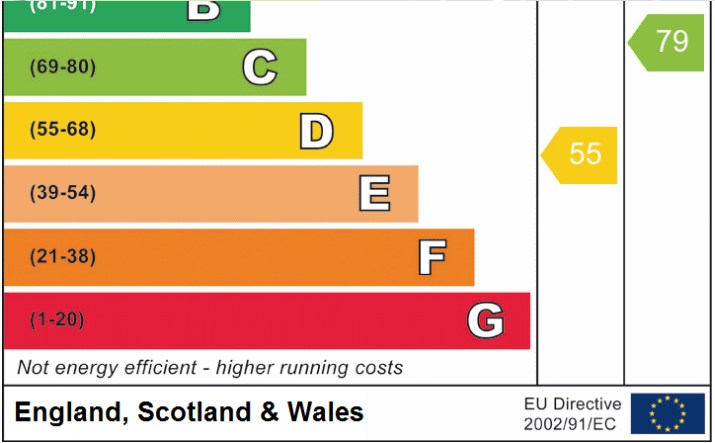
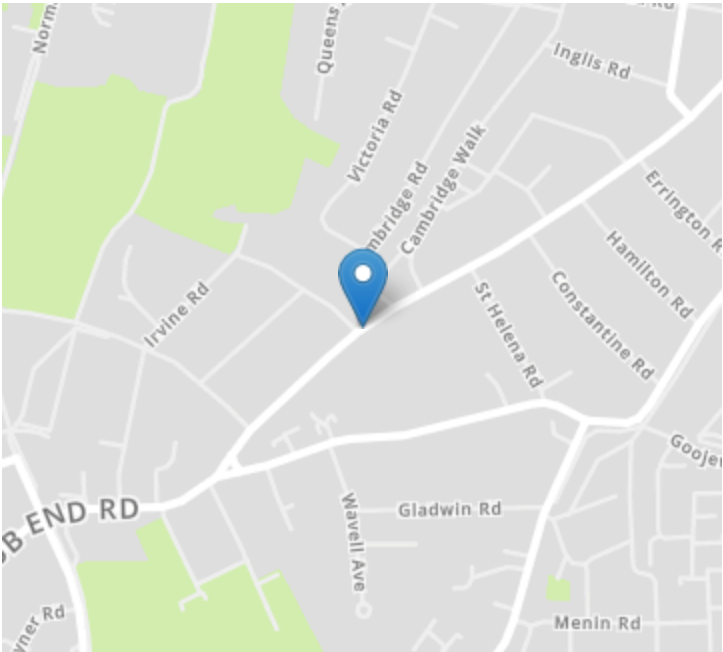
To the rear of the property there is a beautiful, overlooked garden featuring a block paved patio, with steps leading upward to the remainder of the garden which is predominately laid to lawn, with an array of mature flowers, trees and shrubbery.

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.