



## 25 Churnwood Road, Colchester, Essex. CO4 3HG.

A well-presented and spacious family home offering versatile accommodation throughout, including a self-contained annexe and attractive rear garden. Situated in the popular St Johns area of CO4, the property is conveniently positioned for a range of local amenities. Nearby St Christopher Road offers a selection of shops and everyday conveniences, while Tesco Highwoods provides further shopping options. The area is well-served by both primary and secondary schools, making it ideal for families. Excellent bus links provide easy access to Colchester city centre and the mainline station, offering direct routes to London. For outdoor enjoyment, Bullock Wood is close by, providing scenic walks—perfect for dog owners and those who enjoy green open spaces.

- Spacious four bedroom family home with versatile accommodation
- Potential self-contained annexe or work from home space
- Bright lounge/dining room with feature fireplace
- Modern fitted kitchen opening into additional living space
- Ideal layout for multi-generational living or guest accommodation
- Three well-proportioned first floor bedrooms and family bathroom
- Landscaped rear garden with patio, lawn and seating areas
- Large driveway providing off-road parking for multiple vehicles
- Detached garage offering further storage or parking
- Popular St Johns location close to schools, amenities and transport links



Call to view 01206 576999



# Property Details.

## Ground Floor

### Entrance Hall

### Living Area



13' 1" x 11' 3" (3.99m x 3.43m)

### Dining Room



12' 1" x 8' 7" (3.68m x 2.62m)

### Kitchen



12' 1" x 8' 11" (3.68m x 2.72m)

## Covered Outdoor Seating Area



18' 11" x 8' 3" (5.77m x 2.51m)

## Annex/Work From Home Space

### Kitchenette/Utility



10' 11" x 6' 4" (3.33m x 1.93m)

## Ground Floor Shower Room

### Living Area (2)



14' 4" x 10' 11" (4.37m x 3.33m)

# Property Details.

## Ground Floor Bedroom



11' 10" x 8' 9" (3.61m x 2.67m)

## Bedroom Three



9' 8" x 7' 5" (2.95m x 2.26m)

## First Floor

### Landing

### Bedroom One



15' 6" x 10' 10" (4.72m x 3.30m)

## Shower Room



7' 11" x 5' 8" (2.41m x 1.73m)

## Outside

### Garage

28' 3" x 10' 6" (8.61m x 3.20m)

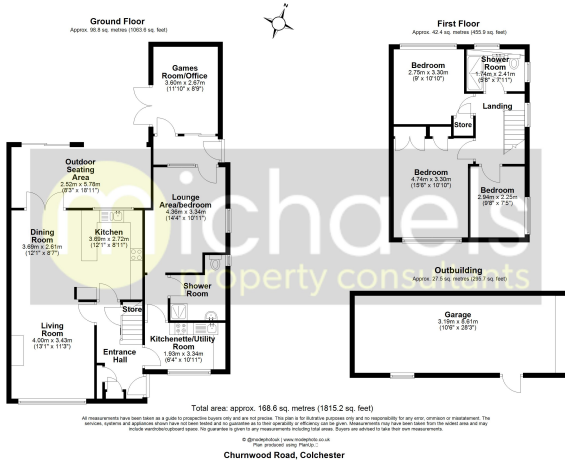
### Bedroom Two



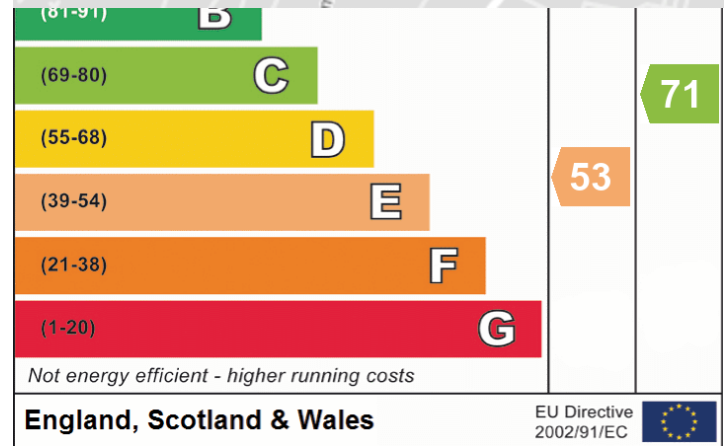
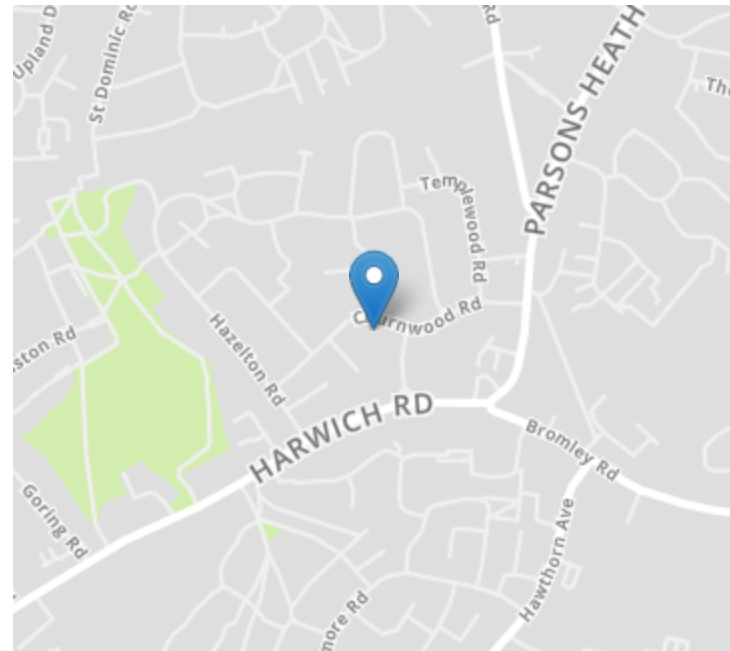
10' 10" x 9' 0" (3.30m x 2.74m)

# 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.