



- Beautiful 1930's Detached Property
- Three Sizeable Bedrooms
- Two Reception Rooms
- Ground Floor Shower Room & Family Bathroom
- Kitchen/Family Room
- 100ft Rear Garden
- Garage
- Private Driveway
- Offered With No Onward Chain
- Hamilton Primary School Catchment

7 Layer Road, Colchester, Essex. CO2 7HN.

Guide Price £375,000 - £385,000 This beautiful 1930's detached family home is located within walking distance to Colchester town centre, close to many shops, supermarkets, mainline train stations to London Liverpool Street and very sought after Lexden school catchments. The property comprises of a welcoming gallery entrance hall with characterful stain glass windows and an attractive box bay window to the front aspect leading to the spacious living room with doors onto the rear garden, separate dining room with large bay window, generous kitchen family room with beautifully fitted and traditionally designed butler sink and many original features, opening onto the garden and a ground floor shower room.



Property Details.

Ground Floor

Entrance Hall

Stain glass window to front aspect, box bay window to front aspect, stairs rising to first floor, stripped wood flooring, radiator, doors leading to;

Shower Room



Frost double glazed window to side aspect, low level WC, wash hand basin, fully tiled shower cubical, radiator.

Living Room



12' 2" x 16' 2" (3.71m x 4.93m) Two double glazed patio doors leading to the rear garden, open fire place with tiled surround, three radiators, T.V & phone points.

Dining Room



10' 6" x 13' 6" (3.20m x 4.11m) Double glazed window to front aspect, built in storage cupboards, stripped wood flooring, two radiators.

Kitchen/Breakfast Room



16' 7" x 9' 1" (5.05m x 2.77m) Three Double glazed windows to rear and side aspects, double doors leading to garden, door to side, a range of base and eye level units with solid wood work tops, tiled splash backs, one and a half butler sink and drainer, integrated electric oven, four ring gas hob with extractor hood over, cupboard housing boiler, plumbing for washing machine, space for fridge freezer, radiator.

First Floor

Landing

Stainless steel window to front aspect, loft access, doors lading to;

Property Details.

Bedroom One



11' 6" x 10' 6" (3.51m x 3.20m) Double glazed windows to front aspect, built in triple wardrobes, radiator.

Bedroom Two



10' 7" x 11' 9" (3.23m x 3.58m) Double glazed window to rear aspect, radiator.

Bedroom Three

7' 9" x 7' 9" (2.36m x 2.36m) Double glazed window to rear aspect, built in wardrobes, radiator.

Family Bathroom



Frosted double glazed window to side aspect, low level WC, wash hand basin, bidet, panel bath with mixer taps and shower over, part tiled walls, radiator.

Outside & Parking



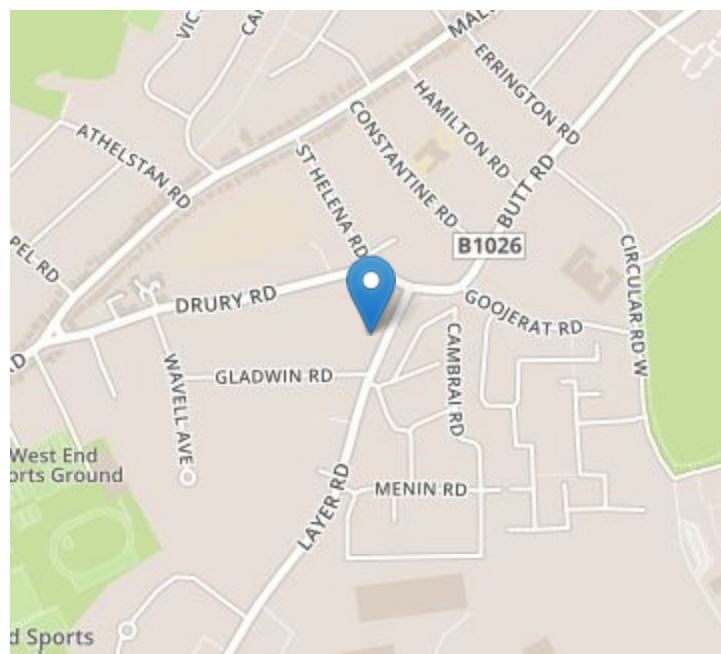
The beautifully landscaped rear garden measures in excess of 100ft comprising of patio area, mature tree's, shrubs and flower beds, shed to remain, garden tap, side access, fully enclosed by panel fencing.

To the front there is a raised flower bed with a fully paved private driveway leading to the garage which has a up and over door, power and light connected and door leading to the rear garden.

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.