



- Victorian Semi-Detached Residence
- Maldon Road District
- Hamilton School Catchment Area (Subject To Application)
- Accommodation Across Three Floors
- Abundance Of Period Charm Throughout
- Formal Living Room With Box Bay & Open Fire
- Four Double Bedrooms & Single Bedroom/Study
- Tiled Bathroom Suite & Further Tiled Shower Room
- Redesigned And Reconfigured To A Magnificent Standard
- Off Road Parking & Generous Landscape Garden

178 Maldon Road, Colchester, Colchester, Essex. CO3 3AY.

Privileged with instructions to market this handsome Victorian bay fronted home, dating back to the early 1900s and reconfigured by the current owners to offer the perfect combination of period charm and modern day living. Set back off Maldon Road, this iconic row of period homes are positioned in the heart of the Maldon Road district and are within striking distance of some of the countries finest comprehensive & private schooling - simply perfect for the expanding family.



Property Details.

Ground Floor

Entrance Hall

Stained glass entrance door and windows to front aspect, red quarry tiled floor throughout and inset geometric tiled door mat, exposed 'back to brick'; feature wall, stairs to first floor, further doors to:

Formal Reception Room



13' 1" x 16' 4" (3.99m x 4.98m) UPVC box bay window to front aspect, feature cast iron fire place, column radiator

Downstairs Wet Room

Geometric floor to ceiling tiles, inset drench rain head, low level W.C, wall mounted wash basin, extractor fan, inset spotlights

Dining Room/Reception Two



23' 2" x 19' 1" (7.06m x 5.82m) Red quarry tiled floor throughout, 'back to brick' feature walls, x2 restored Victorian column radiators, feature downlighters, UPVC window to rear aspect, UPVC bi-folding doors to rear aspect, x4 Velux style windows to side aspect, cast iron fire place with exposed brick chimney breast, open plan to:

Kitchen



13' 2" x 18' 9" (4.01m x 5.71m) Red quarry tiled floor throughout, 'back to brick' feature walls, dual range Smeg oven with extractor fan over to remain (subject to negotiation) and feature glass splashback, base level units with granite work surfaces over, fitted oak shelf units, wall mounted Worcester combination boiler, inset sink, taps (with boiling water tap) and drainer. Space for under counter washing machine and space for free standing American style fridge-freezer

First Floor

Landing

Generous landing space comprising of stairs to ground and second floor, loft access, storage cupboard, further doors to:

Master Bedroom



13' 9" x 12' 9" (4.19m x 3.89m) UPVC sash window to rear aspect, radiator, oak floor, feature fireplace

Property Details.

Bedroom Two



16' 1" x 11' 2" (4.90m x 3.40m) UPVC box bay to front aspect, radiator, storage cupboard

Bedroom Three



12' 9" x 10' 7" (3.89m x 3.23m) UPVC sash window to rear aspect, feature fireplace, radiator

Bedroom Five

9' 5" x 6' 11" (2.87m x 2.11m) UPVC window to front aspect, radiator

Family Bathroom Suite



Geometric tiled floor and half tiled walls, W.C, chrome wall mounted towel rail, UPVC window & UPVC sash window to side aspect, wall mounted wash hand basin, free standing bath with inset floor tap and microphone shower head attachment, fitted oak shelf units, inset spotlights, extractor fan

Second Floor

Bedroom Four

13' 9" x 12' 9" (4.19m x 3.89m) Sash window to side aspect, eaves storage, radiator

Outside

Garden & Parking



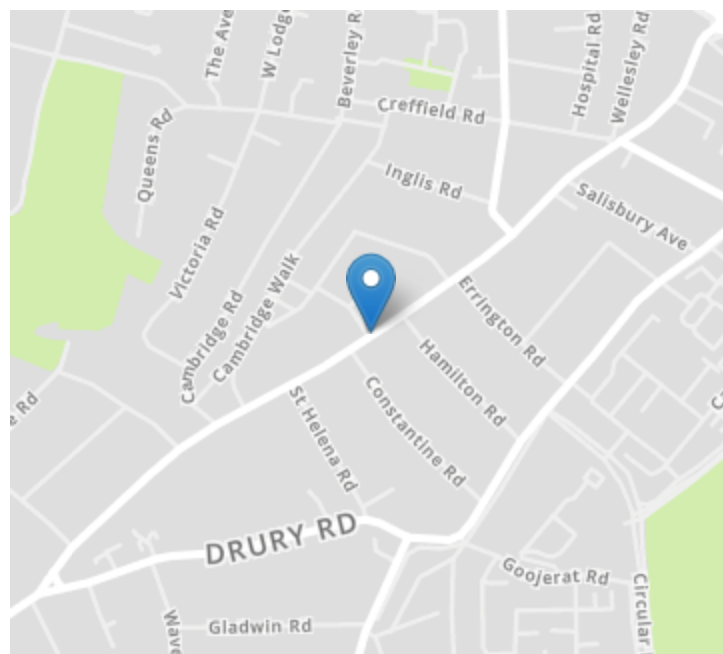
This executive residence is gifted with a meticulously landscaped private garden, split across two levels and commences with a large patio area, enclosed by sleepers, potted plants and mature shrub borders. The rear of the garden is predominately laid to lawn and benefits from a garden shed, further shrubs ensuring privacy and enclosed by panel fencing. There is a gate providing side access to a front driveway, providing off road parking. The front driveway could be reconfigured to allow parking for an additional figure if one desires.

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.