




- Residing In A Prime North Colchester Position
- Private & Enclosed Landscaped Rear Garden, Well Maintained And Upgraded By The Owners
- Four Generous Bedrooms
- A Prime Example Of A Four Bedroom Detached Family Home
- Well Presented Throughout
- Two Large Reception Rooms
- Driveway & Garage
- Extended
- No Onward Chain
- Close To An Array Of Amenities, Schools, Shops & A12 Access

### 3 St Christopher Road, Colchester, Colchester, Essex. CO4 0LA.

**\*\* Guide Price £425,000 to £450,000 \*\*** An exciting opportunity to acquire this impressive and extended four-bedroom detached family home, ideally positioned in the ever-popular district of St. Johns, to the north of Colchester. This desirable neighbourhood offers a wealth of local amenities, shops, and excellent bus transport links, along with a range of highly regarded primary and secondary schools within easy reach, making it an ideal setting for family living. Well maintained throughout its much-loved ownership, the property boasts a spacious living room, a formal dining room, and four generous bedrooms.



Call to view 01206 576999 

# Property Details.

## Ground Floor

### Entrance Hallway

### Kitchen



14' 9" x 9' 0" (4.50m x 2.74m)

### Living Room



17' 6" x 11' 1" (5.33m x 3.38m)

## Dining Room



17' 6" x 10' 0" (5.33m x 3.05m)

## First Floor

### Landing

### Bedroom One



16' 11" x 9' 4" (5.16m x 2.84m)

# Property Details.

## Bedroom Two



11' 3" x 10' 0" (3.43m x 3.05m)

## Bathroom



6' 9" x 6' 8" (2.06m x 2.03m)

## Bedroom Three



11' 3" x 7' 8" (3.43m x 2.34m)

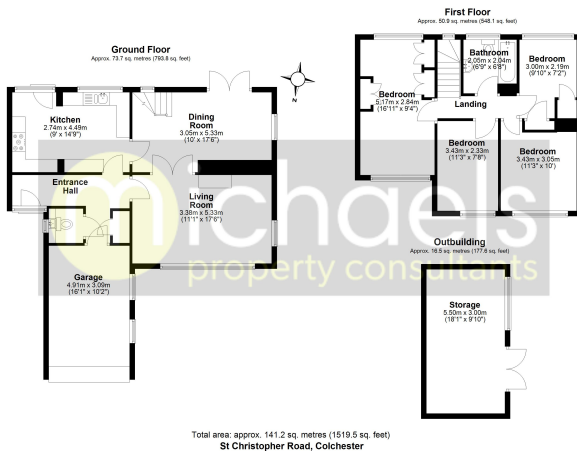
## Bedroom Four



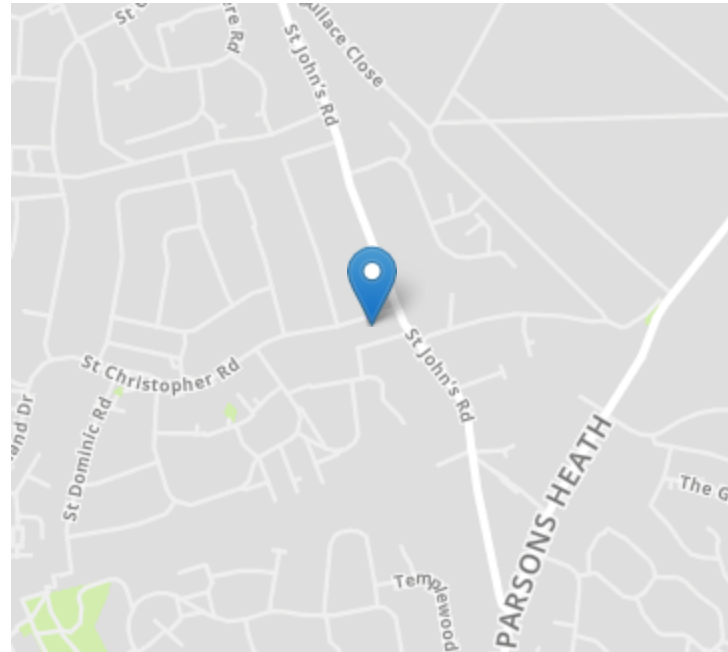
9' 10" x 7' 2" (3.00m x 2.18m)

# 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.