



- Set In The Heart Of Maldon Road District
- Three Generous Bedrooms
- An Excellent Three Bedroom Detached Bungalow
- Kitchen-Diner
- Spacious Reception Room With Patio Doors
- Tiled Shower Room
- Impressive & Enclosed Private Rear Garden
- Ample Off Road Parking On A Private Driveway
- Added Benefit Of A Garage
- Outbuilding/Workshop

Call to view 01206 576999



18a Audley Road, Lexden, Colchester, Essex. CO3 3TY.

Set in the heart of the Maldon Road district, nestled pleasantly along a peaceful and aesthetically pleasing street resides this deceptively spacious, three bedroom detached bungalow. With accommodation on one level, it offers a wealth of both bedroom and living space throughout. Highlights of this bungalow include; a welcoming entrance hall with storage, fitted kitchen-diner with space for appliances, large reception room with patio doors leading out on to an impressive rear garden, three generously sized bedrooms and a tiled shower room. Occupying an impressive plot, this excellent bungalow boasts a mature and enclosed, private south facing rear garden. There is also the added benefit of ample off road parking on a private driveway and detached garage.



Property Details.

Accommodation All On One Level

Entrance Hall

12' 6" x 3' 9" (3.81m x 1.14m) Entrance door to side aspect, telephone point, wood flooring, loft access, access to:

Reception Room



15' 1" x 10' 3" (4.60m x 3.12m) Window to side aspect, patio doors to rear aspect (providing access to private enclosed rear garden), radiator, communication point, opening to:

Kitchen-Diner



24' 0" x 8' 6" (7.32m x 2.59m) An open plan fitted kitchen-diner featuring; fitted base and eye level units with work surfaces over, drawers under, inset sink, drainer and mixer tap over, space for electric cooker space for washing machine/further appliances, wood floor, glazed door to side aspect, window to side and rear aspect

Bedroom One



14' 8" x 10' 9" (4.47m x 3.28m) Window to front aspect, radiator

Property Details.

Bedroom Two



8' 9" x 10' 7" (2.67m x 3.23m) Window to front aspect, overhead storage and fitted wardrobes, radiator

Bedroom Three



8' 2" x 9' 1" (2.49m x 2.77m) Window to side aspect, radiator

Shower Room



Window to side aspect, walk in shower with floor to ceiling glass screen and tiled wall finish, W.C, pedestal wash hand basin, radiator

Garden, Garage, Parking & Outside



This generously sized bungalow benefits from occupying an impressive plot, home to a mature south-facing rear garden and predominately laid to lawn. There is a raised patio area, ideal for an outdoor dining table/seating area. Boundaries are formed by panel fencing and secured gated side access can be found. There is the benefit of a detached garage and outbuilding also.

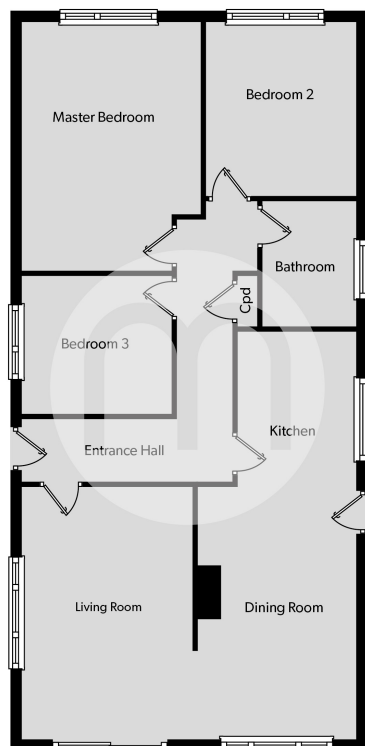
To the front of the property, there is a well maintained front garden, with an array of mature shrubs, small tree and enclosed by a low brick wall. Off road parking is offered on a private driveway, with additional parking available behind secure timber double gates if required. Further parking is accessible on road.

Additional Information

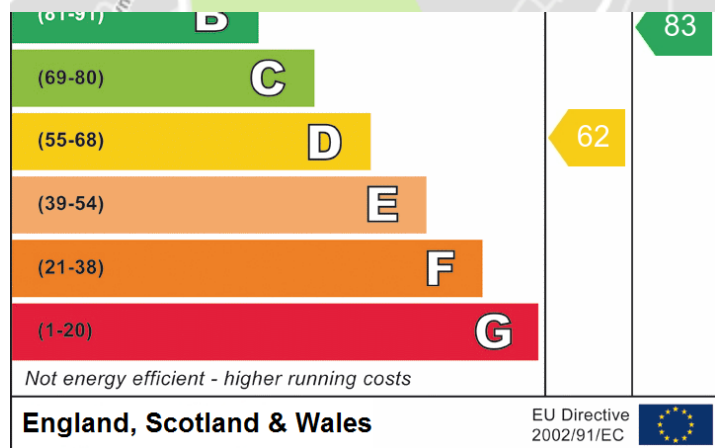
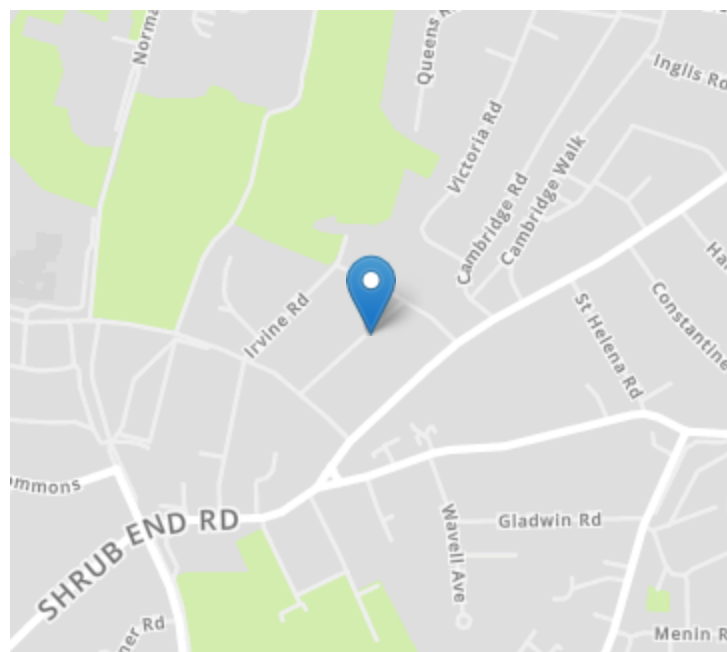
Please be advised that the fence panels have been renewed and installed since the external photos were taken. The front tree in the front garden, is also no longer present, allowing for a wealth of natural light in the master bedroom.

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.