



- Extended And Much Improved
- Semi-Detached House
- Three Bedrooms
- Generous Living Room & Play Room
- Beautiful Open Plan Kitchen/Diner
- Kitchen With NEFF Appliances And Solid Wood Worktops
- Ground Floor Shower Room And First Floor Bathroom
- Driveway For Several Cars
- Garage

99 Chalfont Road, Colchester, Essex. CO4 0NY.

A truly stunning example of a tastefully refurbished and extended three bedroom semi-detached house offering an abundance of living accommodation, situated in St Johns and located within a short walk from St Johns Parade of local shops, St Johns C of E & Friars Grove Primary School, The A12/A120 and well served bus routes to Colchester Town and beyond. Presented to the market in pristine condition and residing on a generous plot this exceptional home would be perfect for any growing family.



Property Details.

Ground Floor

Entrance Hall

With composite door to front, UPVC window to front, luxury laminate flooring, stairs rising to first floor, doors to;

Living Room



13' 5" x 11' 3" (4.09m x 3.43m) With UPVC double glazed window to front, radiator, TV point, open to;

Play Room



9' 10" x 9' 5" (3.00m x 2.87m) With UPVC double glazed window to rear, luxury laminate flooring, radiator, double doors to;

Open Plan Kitchen/Diner

Dining Area



9' 9" x 7' 10" (2.97m x 2.39m) With UPVC French doors to rear, feature wall hung radiator, luxury laminate floor, open to;

Kitchen



11' 11" x 11' 8" (3.63m x 3.56m) With UPVC double glazed window to rear and side, luxury laminate flooring, a range of contemporary handleless eye level and base units with solid wood worktops over, inset sink and drainer, NEFF oven, induction hob and extractor hood, integrated dishwasher, space for fridge/freezer, door to;

Utility Room/Study

7' 8" x 8' 2" (2.34m x 2.49m) With UPVC double glazed window to front, luxury laminate flooring, handleless units with solid wood worktops, space for washing machine and tumble dryer under.

Shower Room

With UPVC obscure double glazed window to front, close coupled WC, wash hand vanity basin, shower cubicle.

First Floor

Landing

With storage cupboard, doors to;

Property Details.

Bedroom One



11' 8" x 11' 7" (3.56m x 3.53m) With UPVC double glazed window to front, radiator, built in wardrobe.

Bedroom Two



11' 5" x 10' 7" (3.48m x 3.23m) With UPVC double glazed window to rear, radiator, built in wardrobe.

Bedroom Three

8' 7" x 7' 11" (2.62m x 2.41m) With UPVC double glazed window to front, radiator.

Bathroom



With UPVC obscure double glazed window to rear, tiled walls, panelled bath with shower screen and rainfall shower over, vanity wash hand basin, enclosed cistern WC.

Outside

Rear Garden



To the rear of the property there is a beautiful landscaped rear garden which wraps around the property. Directly outside the French doors there is generous patio area which then leads to lawn. There is also a garden shed and gated side access.

Driveway

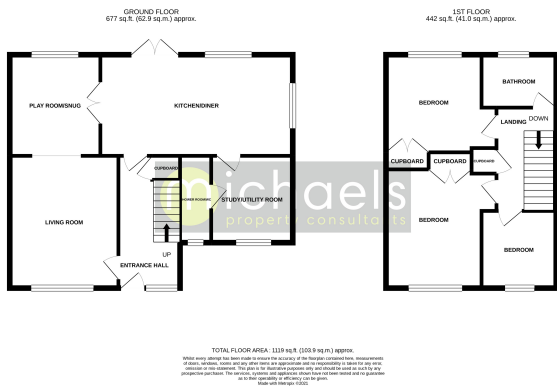
Shingled driveway to the front providing off road parking for several cars.

Garage

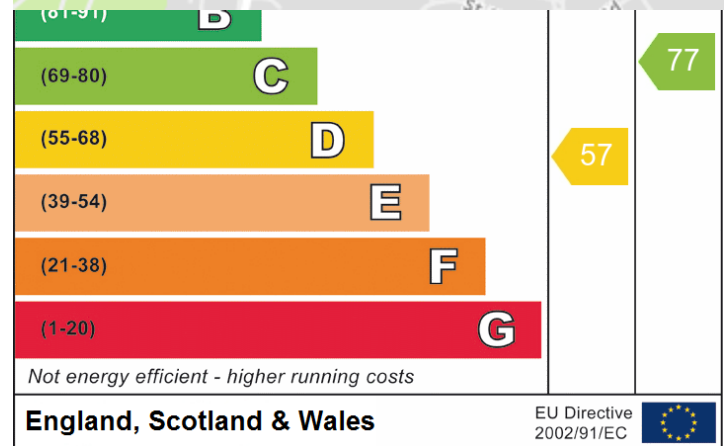
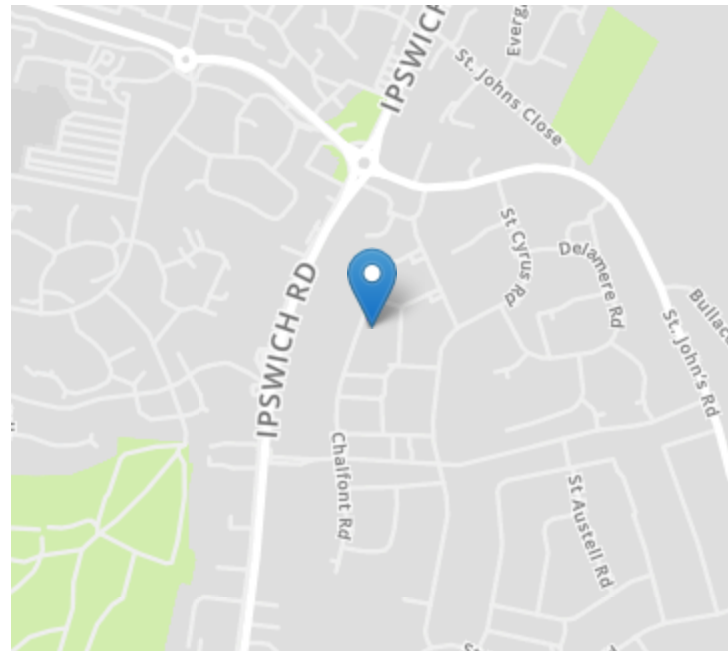
With up and over door to front.

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.