



- Charming Victorian Property
- Semi-Detached Home
- Four Generous Bedrooms
- Two Reception Rooms
- Bespoke Kitchen
- Study & Conservatory
- Generous Garden
- Off Road Parking

41 Beaconsfield Avenue, Colchester, Essex. CO3 3DH.

OPEN HOUSE SATURDAY 1ST JUNE 12PM TILL 1:30PM at Beaconsfield Avenue, Colchester, CO3 3DH. A beautiful example of a stunning character filled four bedroom, Victorian semi-detached house, situated on one of Colchester's most desirable roads, in the heart of Old Lexden and within a stone's throw of the Town Centre, Station and an array of some of the Country's finest schooling. This charming home offers many original features throughout to include cast iron fireplaces, original doors, sash windows and strip wood floor.



Property Details.

Ground Floor

Entrance Hall

Entrance via original stained glassed glazed door, original strip wood floor, radiator, stairs rising to first floor with storage cupboard under, doors to.

Living Room



12' 11" x 11' 10" (3.94m x 3.61m) With sash bay window to front, radiator, original strip wood floor, picture rail, feature Victorian cast iron working fireplace with marble mantel and tiled hearth.

Dining Room



12' 10" x 10' 2" (3.91m x 3.10m) With sash window to rear, radiator, original strip wood floor, picture rail, Victorian cast iron fireplace with marble mantel and tiled hearth.

Kitchen



12' 2" x 9' 11" (3.71m x 3.02m) With window and door to side, original strip wood floor, a range of bespoke handmade oak eye level and base units with drawers and solid Beech worktop over, butler sink, tiled splashbacks, electric cooker with gas hob and extractor hood over, space for fridge and dishwasher, door to study.

Study

10' 1" x 7' 0" (3.07m x 2.13m) With window to side, tiled floor, feature down light, radiator, door to.

Conservatory



10' 0" x 8' 5" (3.05m x 2.57m) With two windows and door to side, radiator, tiled floor, solid wood barn door to.

Utility Room/WC

7' 9" x 6' 4" (2.36m x 1.93m) With window to rear, tiled floor, a range of matching eye level and base units with worktops over, inset sink, space and plumbing for washing machine, space for tumble dryer, enclosed cistern WC.

Property Details.

First Floor

Landing

With stained glass skylight, radiator, stairs to second floor and doors to.

Bedroom One



15' 7" x 13' 0" (4.75m x 3.96m) A large main bedroom with two sash windows to front, radiator, two built in storage cupboards, cast iron fireplace.

Bedroom Two

12' 11" x 10' 3" (3.94m x 3.12m) With sash window to rear, radiator, built in storage, cast iron fireplace.

Bedroom Three

10' 2" x 7' 0" (3.10m x 2.13m) With sash window to side, radiator, built in cupboard housing boiler.

Bathroom



A four piece bathroom suite with window to rear and side, tiled floor, victorian heated towel rail, roll top bath, shower cubicle, low level WC, wash hand basin.

Second Floor

Landing

With loft access and door to.

Bedroom Four



14' 0" x 11' 11" (4.27m x 3.63m) With window to side, Velux to rear, radiator, built in wardrobe and storage cupboard.

Outside

Rear Garden



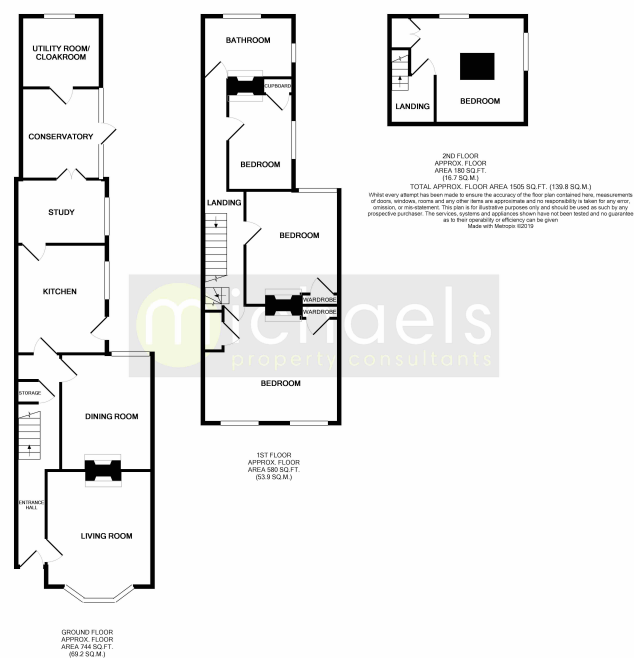
A well established and matured rear garden enclosed by fencing with gated side access, patio area with shingle path leading to a further patio area and a large garden shed with electricity.

Driveway

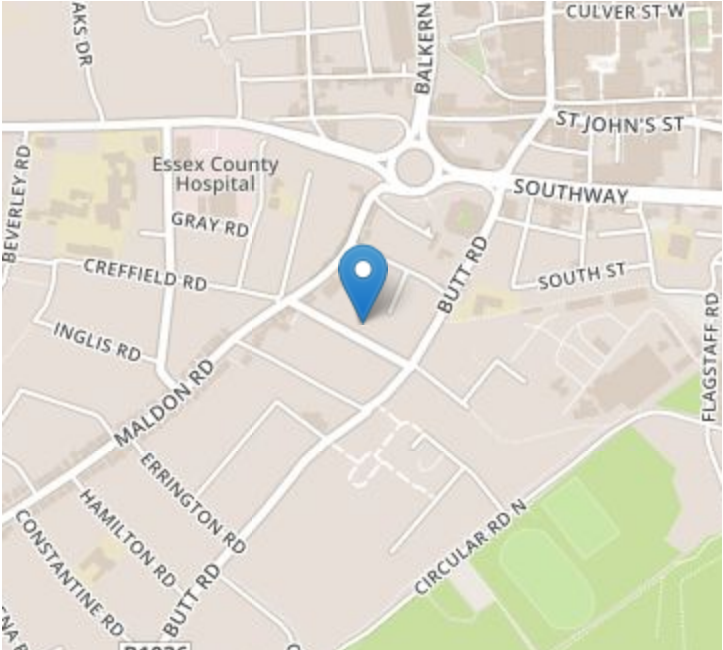
Hard Standing to the front of the property providing one off road parking space.

Property Details.

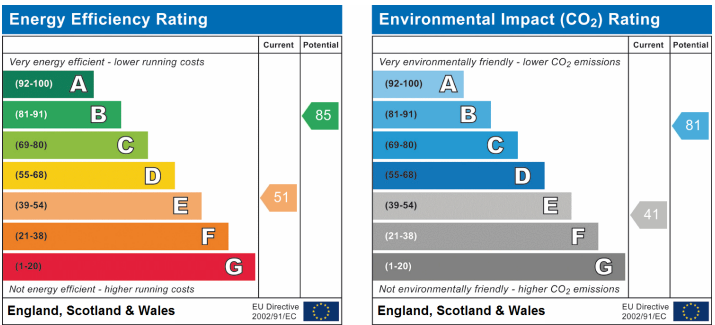
Floorplans



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.

