



**38 Hamilton Road, Colchester, Essex.
CO3 3DZ.**

****Guide Price £550,000 - £575,000**** Elegant, characterful and beautifully presented throughout, this striking four-bedroom bay-fronted Victorian semi-detached residence offers an exceptional blend of period charm and modern refinement. Situated within the highly sought-after Maldon Road district of Lexden, Colchester, the property enjoys a prime position just moments from some of the country's most regarded private and state schooling, as well as convenient access to the city centre and mainline stations.

- Stunning four bedroom bay-fronted Victorian semi-detached home
- Sought-after Maldon Road district of Lexden, Colchester
- Elevated position accessed via Hamilton Road with stained glass entrance door
- Two spacious reception rooms with bay window & feature fireplace
- Kitchen/breakfast room with skylight & stone worktops
- Separate utility room & ground floor cloakroom
- Three double bedrooms & family bathroom to first floor
- Impressive top floor principal suite with Juliet balcony & en-suite
- South/west facing rear garden
- Cedar wood home office/studio



Call to view 01206 576999



Property Details.

Ground Floor

Entrance Hall

Living Room



12' 9" x 12' 8" (3.89m x 3.86m)

Dining Room/Snug



12' 10" x 10' 10" (3.91m x 3.30m)

Kitchen/Dining Room



17' 1" x 16' 6" (5.21m x 5.03m)

Utility Room



7' 2" x 5' 11" (2.18m x 1.80m)

Downstairs Cloakroom

First Floor

Landing

Bathroom



6' 8" x 5' 7" (2.03m x 1.70m)

Property Details.

Bedroom Four



11' 7" x 10' 3" (3.53m x 3.12m)

Master Bedroom



15' 11" x 11' 5" (4.85m x 3.48m)

Bedroom Two



12' 8" x 10' 10" (3.86m x 3.30m)

En-Suite Shower Room



Storage

17' 7" x 9' 3" (5.36m x 2.82m)

Bedroom Three



12' 4" x 10' 10" (3.76m x 3.30m)

Outside

Outbuilding



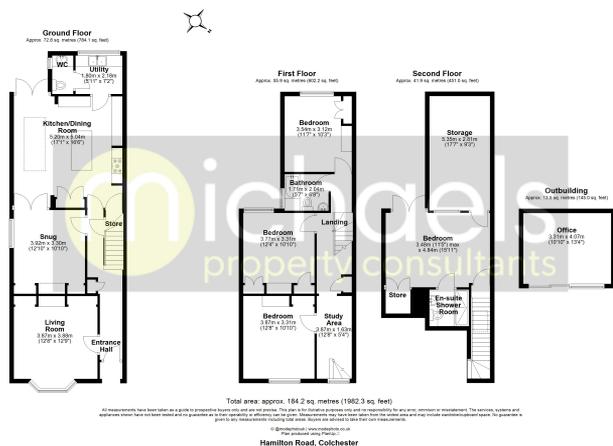
17' 7" x 9' 3" (5.36m x 2.82m)

Second Floor

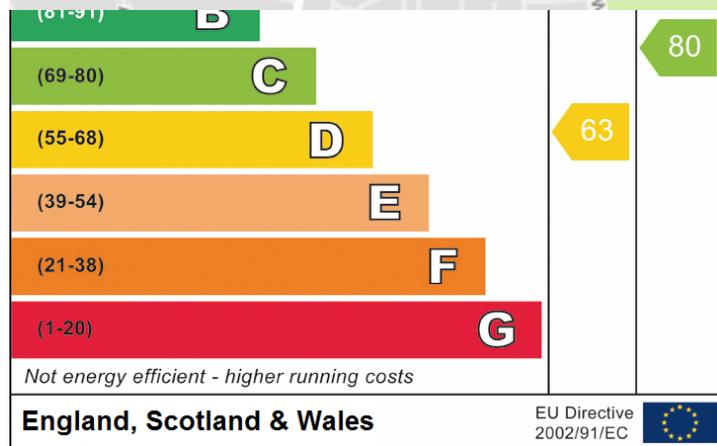
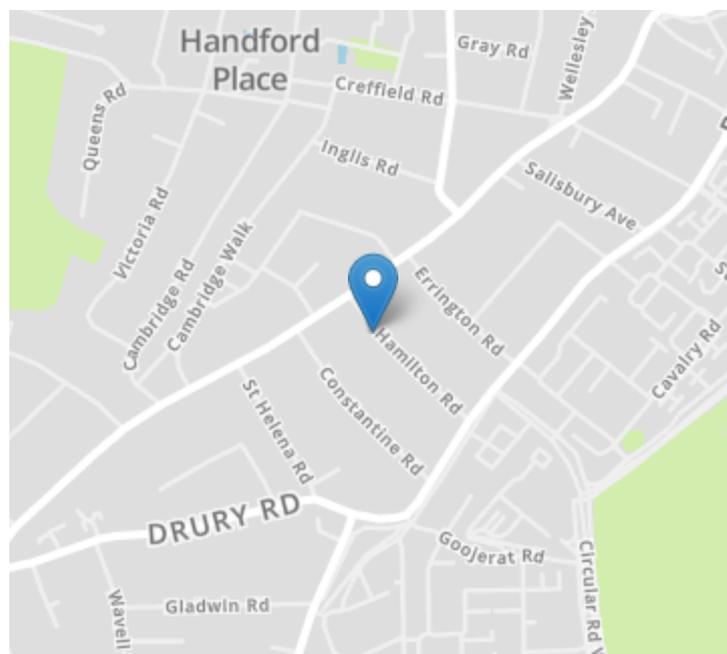
Second Floor Landing

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.