



**86 St Andrews Avenue, Colchester, Colchester, Essex. CO4 3AL.**

A beautifully presented and flexible five bedroom chalet style home, occupying a brilliant plot within close proximity of Colchester's historic and exciting city centre. Within easy reach of an array of useful shops, amenities, leisure facilities and educational choices, it presents itself as the perfect versatile family home. It is also well-connected to the city centre via a frequent bus service and also within walking distance of Colchester's Hythe Station - offering links to London Liverpool Street Station and therefore ideal for the working professional or family.

- Versatile Accommodation Across Two Floors
- Living Room With Log Burner
- Landscaped Garden With Summer House/Outbuilding
- Garage & Driveway For Multiple Vehicles
- Exceptional Condition Throughout
- Open Plan Kitchen/Dining Area With Lantern Window





# Property Details.

## Ground Floor

### Entrance Hall

Stairs to first floor, under stairs storage cupboard, two radiators, inset spotlights, vinyl oak flooring.

### Living Room



16' 2" Into Bay x 11' 10" (4.93m Into Bay x 3.61m) Double glazed bay window to front and double glazed stained glass window to side, feature fireplace with log burner, radiator, inset spotlights, oak flooring.

### Snug



9' 0" x 8' 4" (2.74m x 2.54m) Double glazed window to front, radiator, oak flooring.

### Bedroom Three

11' 2" x 11' 2" Into wardrobe (3.40m Into Wardrobe x 3.40m)  
Double glazed window to front, mirror front built in wardrobe housing boiler, radiator, inset spotlights, oak flooring.

### Bedroom Four

12' 6" x 8' 0" (3.81m x 2.44m) Double glazed window to rear, radiator, inset spotlights, laminate flooring.

## Family Bathroom



Double glazed obscure window to rear, Low level WC, pedestal hand wash basin, panelled bath with shower over, chrome heated towel radiator, inset spotlights, part tiled walls, tile effect vinyl flooring.

## Kitchen/Breakfast Room



14' 8" x 10' 10" (4.47m x 3.30m) Double glazed window to side and door to garden, double glazed roof lantern, range of high gloss base and eye level units with hard wood work surfaces over, inset one and a half bowl sink unit with drainer, integrated electric oven and induction hob with extractor over, integrated microwave, fridge/freezer, dishwasher and washing machine, vertical radiator, vinyl oak flooring, open to:

# Property Details.

## Garden Room



10' 4" x 9' 6" (3.15m x 2.90m) Double glazed to all aspects with patio doors opening onto the garden, radiator, vinyl oak flooring.

## First Floor

### Landing

Double glazes stained glass window to rear, airing cupboard, loft access, vinyl oak flooring

### Master Bedroom



13' 2" into Dormer x 11' 8" (4.01m Into Dormer x 3.56m) Double glazed dormer window to rear, two built in wardrobes, radiator, inset spotlights, laminate flooring, door to:

### Inner Hallway

Eaves storage, laminate flooring.

### EnSuite

Double glazed obscure window to side, walk in shower cubicle, vanity wash hand basin, low level WC, chrome heated towel radiator, extractor fan, inset spotlights, tile effect vinyl flooring.

## Bedroom Two



11' 0" x 10' 0" (3.35m x 3.05m) Double glazed window to side, eaves storage, radiator, inset spotlights, laminate flooring.

## Bedroom Five

9' 8" x 9' 4" (2.95m x 2.84m) Double glazed window to front, built in wardrobes, radiator, inset spotlights.

## Outside

### Rear And Side Gardens



These gardens are split level and predominately paved and laid to lawn with flower beds, fish pond, outside tap and lighting, summer house. Access to front via gate.

### Outbuilding

14' 0" x 8' 2" (4.27m x 2.49m) Double glazed obscure window and door to side, range of base and eye level units with work surface over, inset sink unit, tiled splash backs, storage cupboard, door cloakroom with low level WC, door to garage.

### Garage & Parking

Block paved driveway providing off road parking for several vehicles, garage with roller door power and light connected.

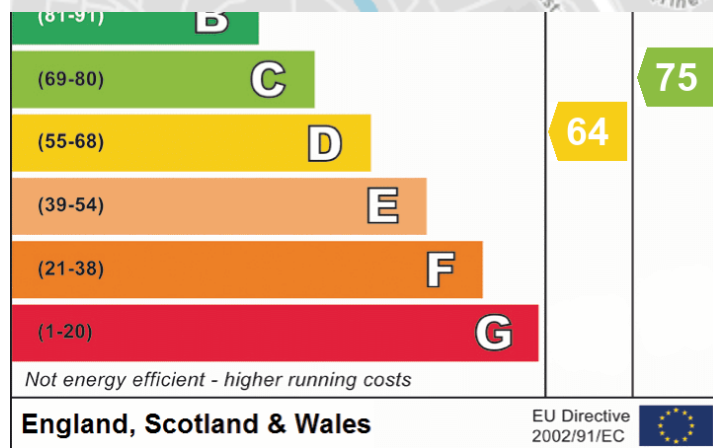
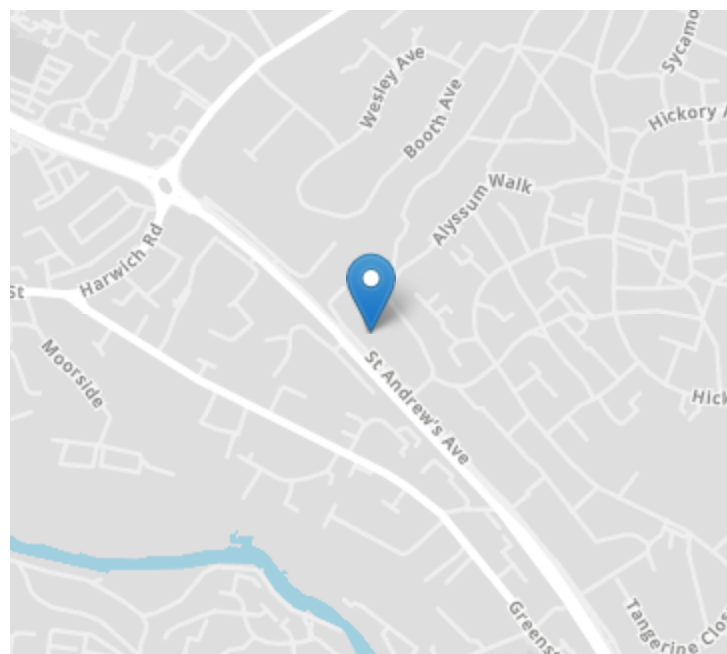


# Property Details.

## 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.