



- Semi Detached House
- Off Road Parking
- Well Maintained Rear Garden
- Converted Garage
- Three Bedrooms
- Walking Distance Of Local School
- Modern Fitted Kitchen
- Two Reception Room

54 Heath Road, Wivenhoe, Colchester, Essex. CO7 9PU.

This beautifully extended three bedroom semi-detached family home has been well looked after by the current owners, having been extended to the rear with open plan kitchen/diner, converted garage - currently being used as a cinema room but ideal for a home office, highlights also include three bedrooms, family bathroom, generous rear and front garden along with driveway. Situated within walking distance of local schooling, Wivenhoe train station with links to London Liverpool Street and Essex University. An internal viewing is advised to appreciate the size of accommodation on offer.



Property Details.

Ground Floor

Entrance Hall

14' 04" x 6' 4" (4.37m x 1.93m) UPVC front door, radiator, stairs to first floor, storage cupboard.

Living Room



12' 09" x 10' 09" (3.89m x 3.28m) Double glazed window to front, log burner with tiled hearth and wood mantle, radiator.

Dining Room / Family Room



19' 01" x 8' 09" (5.82m x 2.67m) Open plan, French doors to rear, radiator,.

Kitchen



18' 1" x 8' 09" (5.51m x 2.67m) Double glazed window to rear, fitted kitchen including a range of wall and base units, granite worktop, inset sink, pull out larder, integrated washing machine, dish washer, bin storage, cooker and hob, pantry style cupboard, radiator.

First Floor

Landing

Double glazed window to side, loft access, storage cupboard.

Bedroom



11' 01" x 10' 2" (3.38m x 3.10m) Double glazed window to front, radiator.

Property Details.

Bedroom



8' 11" x 11' 0" (2.72m x 3.35m) Double glazed window to rear, radiator.

Bedroom



8' 9" x 8' 7" (2.67m x 2.62m) Double glazed window to front, radiator.

Family Bathroom



8' 8" x 7' 5" (2.64m x 2.26m) Double glazed obscure window to rear, under floor heating, part tiled walls, bath low level WC, wall hung vanity unit.

Outside

Rear Garden



A well established rear garden, the garden consist of a generous patio area, lawn, garden shed, and a converted garages currently used as a cinema room but ideal for home office.

Driveway

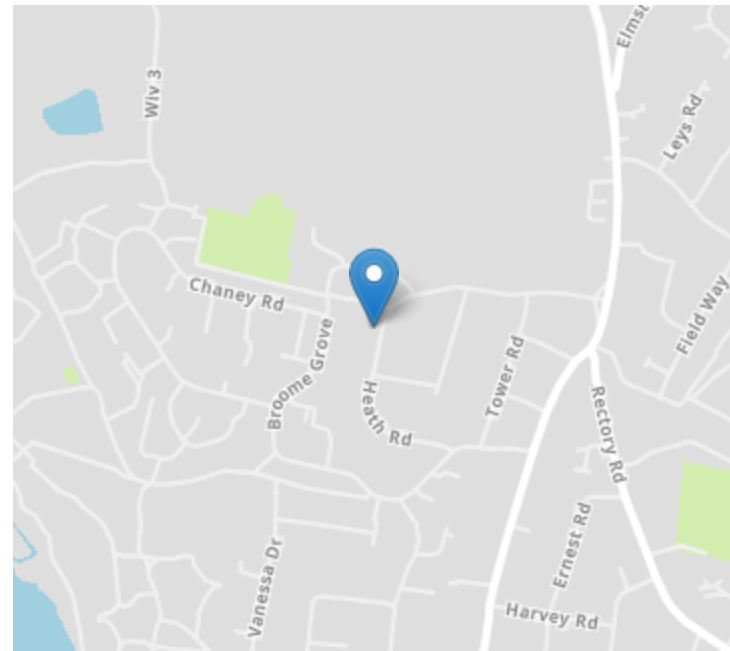
Block paved driveway to the front creating ample of road parking, remainder laid to lawn, side access leading to the rear garden.

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.