



**9a Beverley Road, Lexden, Colchester, Essex. CO3 3NG.**

**\*\* Guide Price £925,000 - £950,000\*\*** Situated along one of Lexden's most desirable roads and commanding a favourable position resides this imposing five bedroom semi-detached town house, offered to market with no onward chain and is moments from Colchester's historic and vibrant city centre. Originally constructed by high regarded local developers Vaughan & Blyth in 2004 to an impressive standard, high specification finishes and attention to detail was clearly considered throughout its original construction, ensuring its replicated period features remain in keeping with its immediate location. Approaching 3000 SQFT of versatile accommodation (including it's double garage) and showcased to an excellent standard across three spacious floors, we encourage early internal inspections to appreciate all that is on offer.

- Originally Constructed By Reputable Local Developers, Vaughan & Blythe
- Desirable Lexden Location
- Approaching 3000 SQFT (Inclusive Of Garage)
- A Most Impressive Five Bedroom Semi-Detached Town House
- Two En-Suite Shower Rooms & Second Floor Family Bathroom
- Formal Reception Room & Separate Dining Room
- High Specification Kitchen Benefitting From Integrated Appliances
- Sun Room
- Double Garage & Parking For Two Vehicles
- Private & Enclosed South-West Facing Garden
- Offered To Market On A Chain Free Basis



# Property Details.

## Ground Floor

Vestibule

Entrance Hall

Ground Floor Cloakroom

Formal Reception Room



19' 7" x 14' 3" (5.97m x 4.34m)

Second Reception Room/Dining Room



14' 3" x 11' 11" (4.34m x 3.63m)

Kitchen/Breakfast Room



14' 11" x 12' 8" (4.55m x 3.86m)

Sun Room



11' 7" x 9' 0" (3.53m x 2.74m)

First Floor

First Floor Landing

Principal Bedroom



21' 8" x 19' 9" (6.60m x 6.02m)

# Property Details.

## En-Suite (1)



## Laundry Room



## Bedroom Four

14' 11" x 12' 9" (4.55m x 3.89m)

## Second Floor

## Second Floor Landing

## Bedroom Two



14' 3" x 18' 0" (4.34m x 5.49m)

## En-Suite (2)

## Bedroom Three

14' 11" x 12' 9" (4.55m x 3.89m)

## Bedroom Five

14' 4" x 10' 9" (4.37m x 3.28m)

## Family Bathroom



## Outside, Garden, Parking & Garage



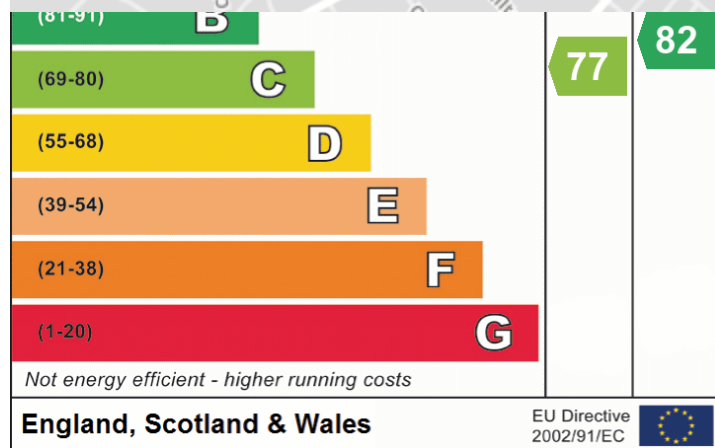
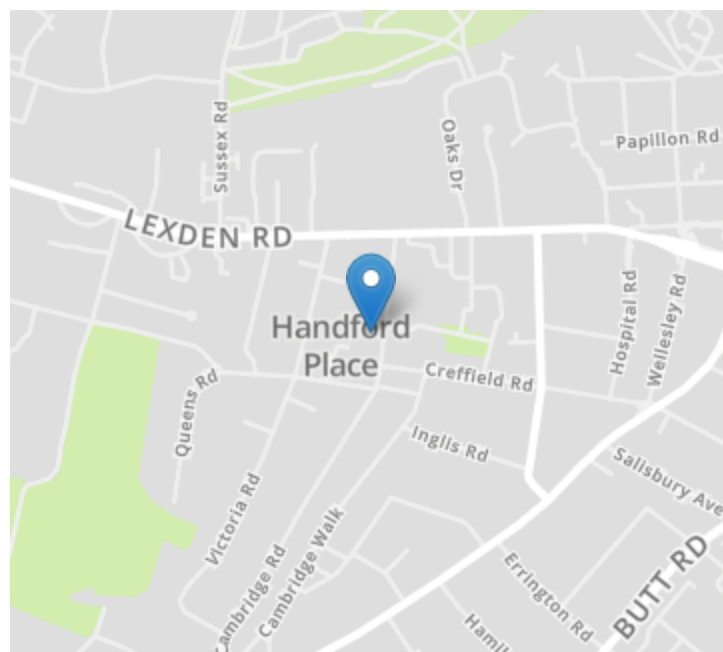
Concluding this executive home is a landscaped low maintenance rear garden, with an array of mature hedges shrubs, trees and plants throughout and a central raised patio - the ideal place for alfresco dining and peaceful reflection. Garden access to a detached double garage is also provided, with the garages featuring full power. Parking is also available for two vehicles.

# 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.