



- An Imposing Detached Four Bedroom Victoria Villa
- Commanding An Elevated Position With Off Road Parking
- Added Benefit Of A Garage
- Snug/Study
- Living-Dining Reception Room
- Added Luxury Of Two Wood Burners
- Formal Dining Room
- Conservatory/Lean To & Workshop
- En-Suite & Family Bathroom
- Very Generous Rear Garden

91 London Road, Lexden, Colchester, Essex. CO3 9AN.

Guide Price £450,000-£475,000 'Albert Villa' is an imposing and handsome four double bedroom, detached Victorian home, favourably positioned to the West of Colchester in the ever popular Lexden district - home to an array of favourable schools, shops, amenities and the A12/A120 corridor to London. Oozing a wealth of period charm and character throughout, this deceptively spacious family home also benefits from the most impressive of private rear gardens. A beautiful property that needs to be viewed to be appreciated in its entirety.



Property Details.

Ground Floor

Entrance Hall

Entrance door to front aspect, radiator, stairs leading to first floor, access to:

Snug/Study

11' 4" x 11' 1" (3.45m x 3.38m) Double glazed window to front aspect, radiator, feature fireplace

Living/Dining Room



24' 10" x 11' 3" (7.57m x 3.43m) Double glazed doors to rear aspect, radiator x2, double glazed window to front aspect, feature fireplace with inset wood burner, communication points

Formal Dining Room



11' 4" x 9' 11" (3.45m x 3.02m) Feature log burner with exposed brick chimney breast, window to conservatory, radiator, access to:

Conservatory/Lean To

13' 2" x 7' 0" (4.01m x 2.13m) Double glazed doors and windows to front and rear aspect, radiator, access to garage & workshop

Kitchen



11' 2" x 10' 11" (3.40m x 3.33m) A range of fitted base and eye level units with work surfaces over, space for appliances, inset sink, drainer and tap over, inset electric double oven and grill, double glazed window to rear aspect, radiator, access to:

Rear Lobby

Door to side aspect, storage area, access to:

Downstairs W.C

W.C, wash hand basin

First Floor

First Floor Landing

Stairs to ground floor, double glazed window to front aspect, access to:

Master Bedroom



13' 9" x 11' 3" (4.19m x 3.43m) Double glazed window to rear aspect, built in wall-to-wall wardrobes, radiator, retractable doors to:

En-Suite Shower Room

Shower, W.C, radiator, pedestal wash hand basin

Property Details.

Bedroom Two



11' 11" x 11' 3" (3.63m x 3.43m) Double glazed window to front aspect, radiator

Family Bathroom



Window to rear aspect, corner enclosed panelled bath, pedestal wash hand basin, W.C, radiator

Bedroom Three



11' 11" x 11' 3" (3.63m x 3.43m) Double glazed window to front aspect, radiator

Outside, Garden & Parking



Outside, its owner is spoilt with an abundance of green space. Boasting an impressive and mature rear garden, highlights include an array of shrubs, hedges and trees throughout. Boundaries are formed by panel fencing and there is secure side access. Final attributes include a workshop, garage, secure side access and off road parking.

Bedroom Four

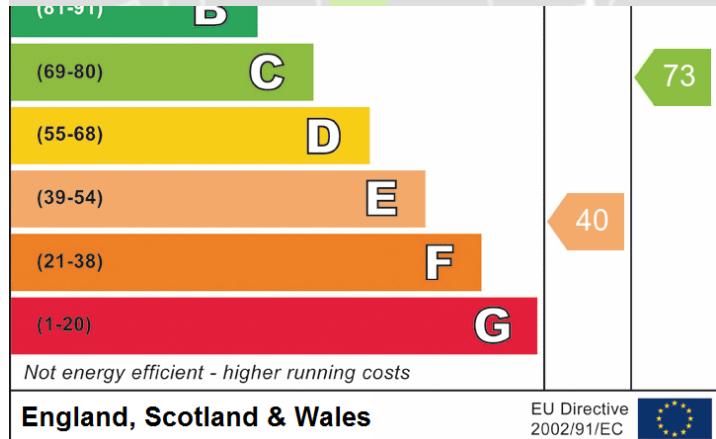
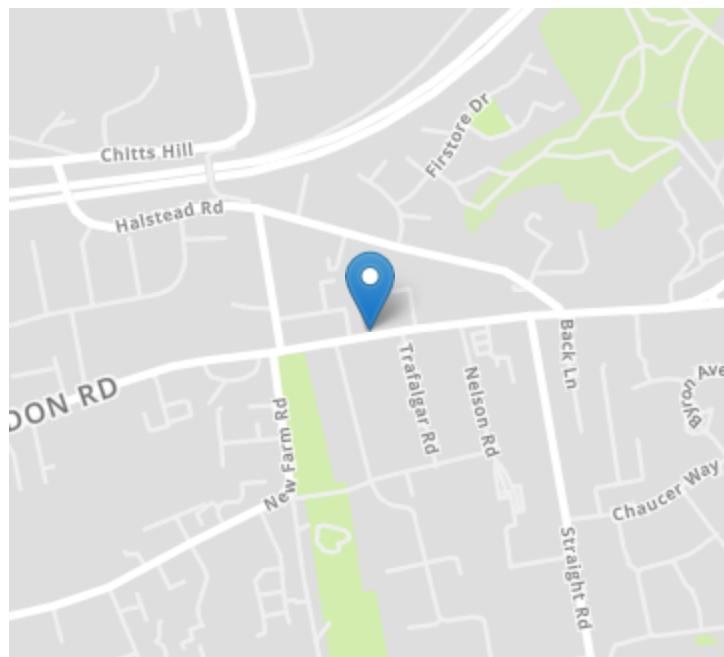
10' 11" x 9' 11" (3.33m x 3.02m) Window to side aspect, cupboard housing combination boiler, feature fireplace

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.