



- GUIDE PRICE £525,000 - £550,000
- Stunning Victorian Features With Beautiful Architecture
- Victorian Semi-Detached 'Bay Fronted' Home
- Two Formal Reception Rooms
- Stunning Kitchen/Breakfast Room
- Accommodation Across Three Floors
- Cloakroom And Utility Room
- 1566 Total Square Feet
- Stunning Gardens With Cedar Wood Home Office

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

Elegant, charming & aesthetically pleasing, this handsome four bedroom 'bay-fronted' semi-detached property has it all. This Victorian home is positioned in the Maldon Road District of Lexden, Colchester and within minutes of some of the countries finest private & comprehensive schooling. Having been meticulously & tastefully upgraded by the current vendors, we are privileged to present this stunning home to market in excellent order.



Property Details.

Ground Floor

Entrance Hall

Sitting Room



14' 9" x 12' 5" (4.50m x 3.78m)

Dining Room



12' 2" x 10' 10" (3.71m x 3.30m)

Kitchen/Breakfast Room



16' 2" x 15' 7" (4.93m x 4.75m)

Utility Room

WC

First Floor

Landing

Bedroom Two



12' 3" x 10' 5" (3.73m x 3.17m)

Property Details.

Bedroom Three



12' 1" x 10' 5" (3.68m x 3.17m)

Bedroom Four



11' 2" x 10' 2" (3.40m x 3.10m)

Bathroom



Second Floor

Bedroom One



15' 8" x 10' 10" (4.78m x 3.30m)

En-Suite Bathroom



Outside

Home Office



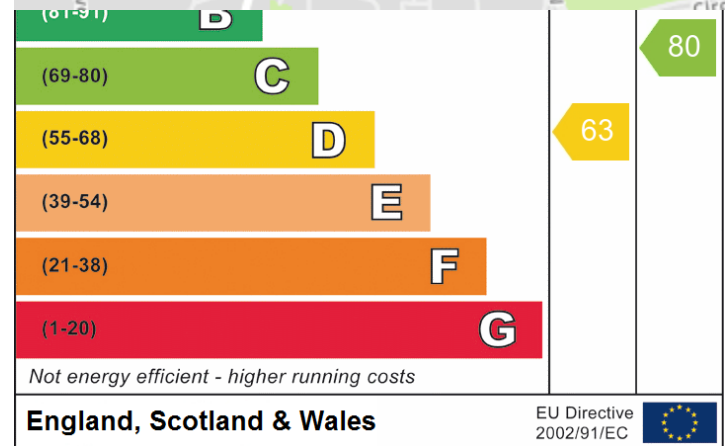
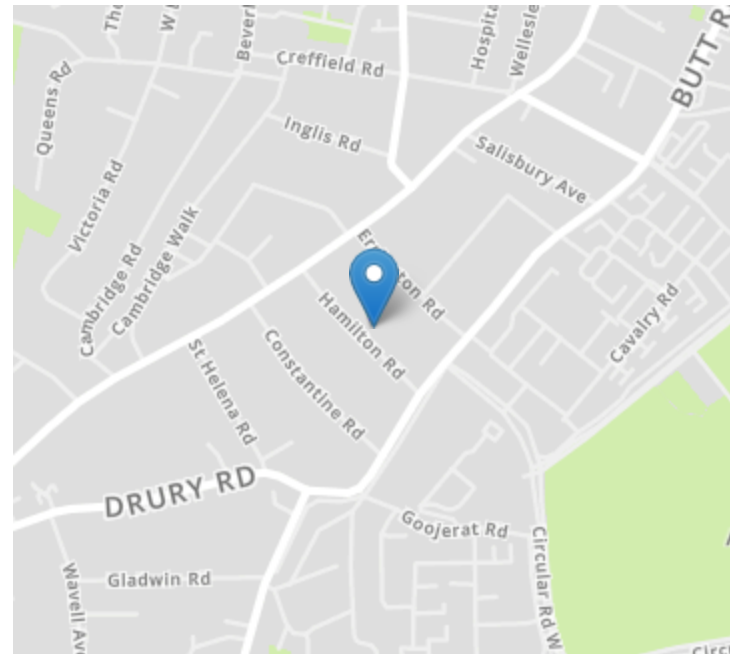
13' 5" x 10' 7" (4.09m x 3.23m)

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.