



10 Christ Church Court, Colchester, Colchester, Essex. CO3 3AU.

*** Guide Price £500,000 to £525,000 **** Situated in the highly sought-after Maldon Road district of Colchester, within a desirable residential cul-de-sac, this well-presented and extended four-bedroom detached home offers spacious and versatile accommodation within easy reach of the city centre.

- Highly desirable Maldon Road district, CO3
- Central Colchester location with easy access to the city centre and transport links
- Catchment for Hamilton Primary School
- Walking distance to Colchester Royal Grammar School and other leading private schools
- A Prime Example Of A Four Bedroom Detached Family Home
- Exceptional Condition Throughout
- En Suite & Walk In Wardrobe
- Ground Floor Utility Room & Cloakroom
- Contemporary Kitchen With Fitted Appliances
- Two Reception Rooms



Call to view 01206 576999



Property Details.

Ground Floor

Entrance Hallway

Living Room



16' 0" x 11' 9" (4.88m x 3.58m)

Study



11' 9" x 10' 3" (3.58m x 3.12m)

Ground Floor Cloakroom

Kitchen/Dining Area



16' 0" x 10' 8" (4.88m x 3.25m)

Utility Room



16' 1" x 7' 6" (4.90m x 2.29m)

First Floor

Master Bedroom



10' 11" x 10' 3" (3.33m x 3.12m)

Property Details.

En Suite



Bedroom Two



16' 0" x 8' 5" (4.88m x 2.57m)

Bedroom Three



12' 7" x 9' 8" (3.84m x 2.95m)

Bedroom Four



10' 9" x 8' 6" (3.28m x 2.59m)

Bathroom



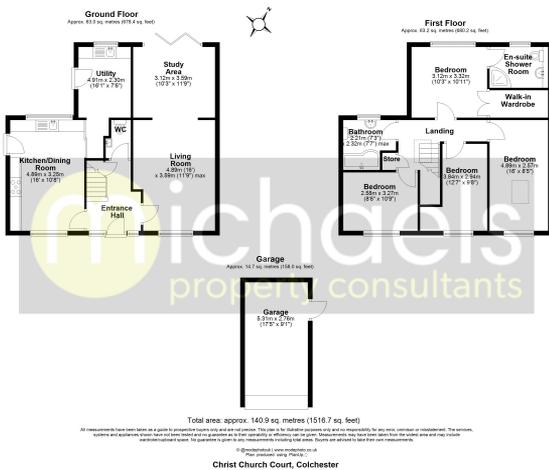
7' 7" x 7' 3" (2.31m x 2.21m)

Garage

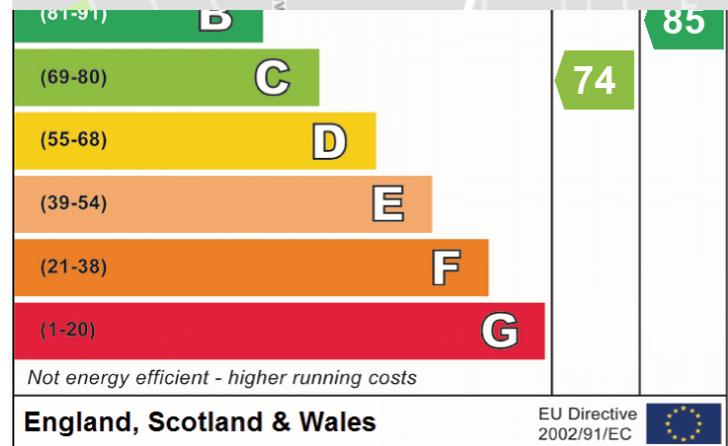
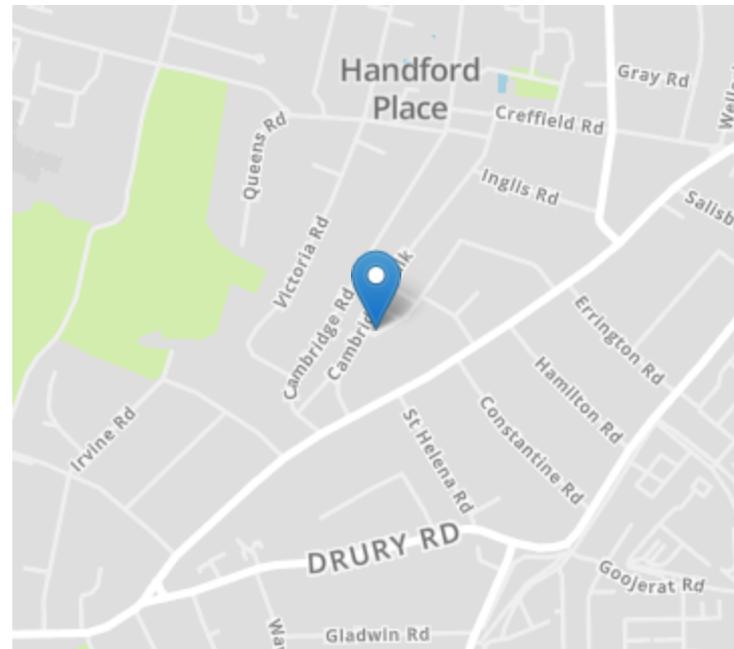
17' 5" x 9' 1" (5.31m x 2.77m)

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.