



- Two Reception Rooms
- Two Driveways And A Garage
- Gas Central Heating & Double Glazing
- Corner Plot
- Roof Lantern To Kitchen
- Open Plan Modern Fitted Kitchen /Living Room
- Internal Oak Doors
- Four Bedroom Bungalow

## 2 Oak Tree Road, Alresford, Colchester, Essex. CO7 8DZ.

Sitting on an excellent corner plot at the entrance to a small cul-de-sac in the popular village of Alresford is this extended three bedroom detached bungalow with two driveways and a garage. This bungalow has been refurbished through out including herringbone style flooring, roof lantern and modern kitchen. With plenty of space on offer and an option for four bedrooms instead of two reception rooms. Positioned within walking distance to Alresford Train Station and schooling. To fully appreciate what this property has to offer a viewing is highly advised.





# Property Details.

## Living Accommodation

### Entrance Hall

12' 02" x 4' 11" (3.71m x 1.50m) Composite front door, loft access, (The loft includes boarding, installation, power and ladder) radiator, airing cupboard.

### Lounge/ Bedroom 4

15' 11" x 10' 05" (4.85m x 3.17m) Double glazed windows to front and side, shutters, radiator.

### Open Plan Kitchen, Diner/ Living Room



20' 0" x 15' 02" (6.10m x 4.62m) Double glazed windows to side and rear, radiator, inset spot lights, roof lantern, open plan living space including, living room, dining area and fitted kitchen comprising of a range of wall and base units, tiled splash back, integrated dish washer, washing machine, double oven, microwave, gas hob, over head cooker hood, stainless steel sink and space for fridge/freezer.

## Bedroom



12' 06" x 9' 04" (3.81m x 2.84m) Double glazed windows to front, side with shutters, radiator.

## Bedroom



10' 09" x 9' 04" (3.28m x 2.84m) Double glazed windows to side with shutters, radiator.

## Bedroom

13' 02" x 10' 1" (4.01m x 3.07m) Double glazed windows to front with shutters, radiator.

# Property Details.

## Family Bathroom



10' 11" x 5' 11" (3.33m x 1.80m) Double glazed obscure window to rear, towel rail, fitted suite including low level WC, wash hand basin and panelled bath.

## Outside

### Driveways & Garage

Block paved driveway to front offering ample off road parking, side gate leading to the front door with landscaped feature. A further driveway to the rear positioned in front of the garage.

### Rear Garden



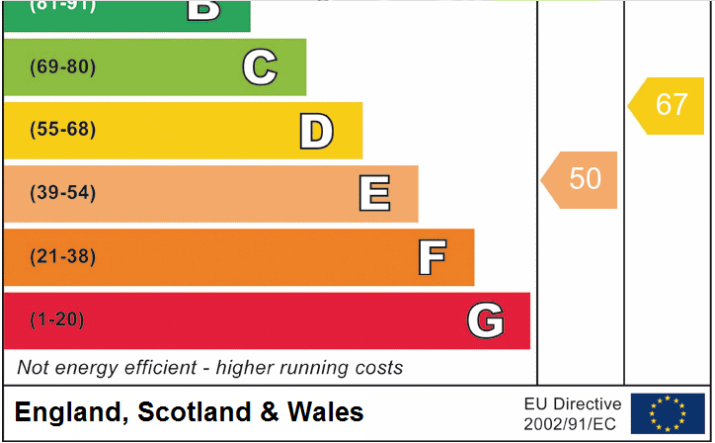
A well maintained low maintenance garden laid to paving, retained by privacy fencing, gated access to rear and front.

# 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.