



- An Exceptional 1930s Bay Fronted Detached Family Home
- Hamilton School Catchment Area (Subject To Application)
- Formal Living Room With Large Bay Window & Open Fire
- Occupying A Favourable Position Within 'Maldon Road District'
- Boasting An Impressive 100ft Private Rear Garden
- A Stones Throw From A Selection Of Some Of The Countries Best Comprehensive & Private Education
- An Impressive Open Plan Living Area/Kitchen/Family Space
- Offering Four Generous Bedrooms With An En Suite To The Master Bedroom
- Walking Distance To Colchester's City Centre
- Tastefully Decorated & Finished Throughout

## 226 Maldon Road, Colchester, Colchester, Essex. CO3 3BD.

A handsome, charming and incredibly spacious four bedroom detached home, nestled in an elevated position along the sought-after Maldon Road, this charming four-bedroom detached home is surrounded by a collection of beautiful properties. It enjoys close proximity to some of the country's finest private and comprehensive schools.



Call to view 01206 576999





# Property Details.

## Ground Floor

### Reception Hallway

A most impressive reception hall featuring a winding staircase to the first floor, under stairs storage cupboard and doors to:

### Living Room



14' 8" x 13' 6" (4.47m x 4.11m) Radiator, UPVC bay window to front, cast iron open fireplace.

### Open Plan Kitchen/Dining/Family Area



25' 3" x 22' 3" (7.70m x 6.78m) A fabulous space, ideal for entertaining, featuring solid oak flooring, a range of high quality fitted base and eye level units with solid wooden working surfaces to side and tiled splash backs, stainless steel gas range cooker to remain with extractor hood above, space for fridge/freezer and dishwasher, inset sink unit with left hand drainer, UPVC windows to dual aspects, UPVC sliding patio doors to rear garden, door to:

### Outer Lobby

Solid oak flooring, UPVC door to rear, door to:

### Utility/Cloakroom

Tiled flooring, radiator, low level WC, fitted units with further working surfaces to side, space for washing machine, inset sink unit with left hand drainer, UPVC window to side.

## First Floor

### Landing

Featuring a large UPVC window to side, loft hatch and doors to:

### Master Bedroom



17' 9" x 11' 8" (5.41m x 3.56m) Radiator, UPVC window to rear, built in sliding wardrobes, door to:

### En Suite

7' 8" x 7' 6" (2.34m x 2.29m) Tiled flooring, half tiled walls, chrome heated towel rail, luxury white suite comprising of low level WC, vanity hand wash basin with storage cupboards under, walk in double shower enclosure with integrated shower, inset spotlights, UPVC window to side, extractor fan.

# Property Details.

## Bedroom Two



14' 9" x 12' 6" (4.50m x 3.81m) Radiator, UPVC bay window to front aspect.

## Bedroom Three



12' 1" x 10' 9" (3.68m x 3.28m) Radiator, UPVC sash window to rear aspect.

## Bedroom Four

8' 9" x 8' 8" (2.67m x 2.64m) Radiator, UPVC window to front aspect.

## Family Bathroom



10' 4" x 7' 9" (3.15m x 2.36m) Tiled flooring, Victorian style heated towel rail, low level WC, pedestal hand wash basin, freestanding roll top bath with shower attachment, UPVC window to side, inset spotlights.

## Outside, Garden & Parking



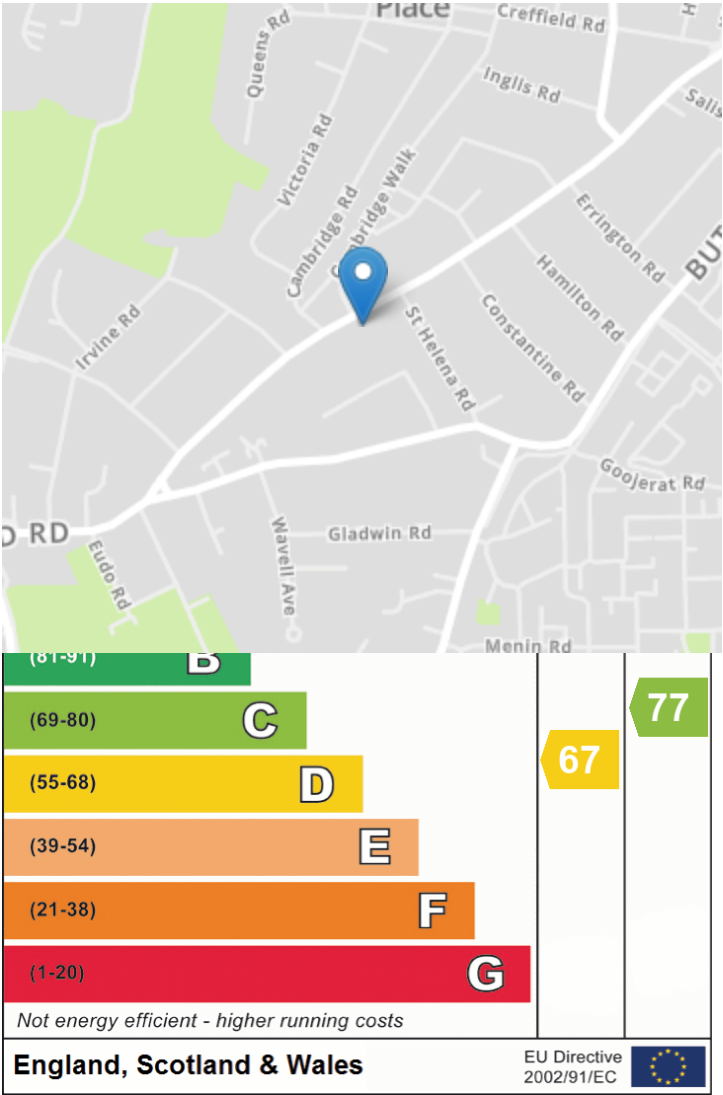
As previously mentioned the property resides in a pleasant elevated position, set back from the road itself and offers a private driveway providing off road parking for two cars. There is also an attractive front garden and the driveway itself. To the rear of the property there is a fabulous garden measuring 105ft. The garden features a large paved sun patio, steps from here lead to the remainder of the garden which is predominately laid to lawn and features an array of attractive and mature flowers, trees and shrubbery. There is also a brick out shed and summerhouse to remain, along with a door leading to the rear of the garage.

A large, brick built garage with a slate pitched roof and an electric up and over door to front. There is also power, lighting, roof storage and a door leading to the rear garden.

# 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.