



- Complete Onward Chain
- Within A Stones Throw Of Some Of The City's Most Favourable Private & Comprehensive Education
- Extended And Improved To A High Standard
- Focal Open- Plan Kitchen/Dining Room
- Large Reception Room With Feature Fireplace With Inset Electric Log Burner And Bespoke Cabinetry Either Side
- Three Well-Proportioned Bedrooms
- Study/Ground Floor Bedroom
- Ground Floor WC, First Floor Bathroom & Shower Room
- Generous & Private Enclosed Rear Garden

240 Maldon Road, Colchester, Essex. CO3 3BE.

Elevated on the highly sought-after Maldon Road, is this imposing and tastefully presented 1930s detached home offering versatile living space. Ideally situated close to Colchester Town Centre and some of the county's most highly regarded schools, this property seamlessly blends character with modern comfort. Upon entering, a spacious reception hall with a charming bay window sets the tone for the home's welcoming ambiance. From here, you can access the study/ground floor bedroom, a convenient cloakroom, and the inviting living area. The living space features a cosy fireplace with an inset electric log burner, complemented by bespoke cabinetry on either side—both of which will remain, along with the Samsung TV, should the new owner desire. The heart of the home is the impressive kitchen/diner, boasting vaulted ceilings with three Velux windows that flood the space with natural light. The stylish shaker-style kitchen is equipped with a range of integrated appliances, while double doors open onto the garden, perfect for indoor-outdoor living.



Property Details.

Ground Floor

Entrance Porch

Door to:

Reception Hall

14' 2" x 9' 8" (4.32m x 2.95m) Solid oak flooring, radiator, UPVC bay window to front, staircase to first floor with storage cupboard under, doors to

Study/Bedroom



12' x 6' 6" (3.66m x 1.98m) Solid oak flooring, radiator, UPVC window to front, door to inner hall. (could be used as a ground floor bedroom)

Inner Hall

Solid oak flooring, radiator, original sash window to side, door to:

Cloakroom

Solid oak flooring, low level WC, wall mounted hand wash basin, UPVC window to side, newly fitted gas central heating boiler.

Living Room



14' 7" x 12' 3" (4.44m x 3.73m) Solid oak flooring, Radiator, feature fireplace with electric log burner with bespoke cabinetry either side, opening to:

Kitchen/Dining Space



17' 8" x 12' (5.38m x 3.66m) Solid oak flooring, re-fitted range of solid timber Shaker style base and eye level units with under-cabinet lighting, solid oak bespoke wooden working surfaces to side and up-stands, built in electric stainless steel Neff oven and microwave, five ring gas hob with extractor hood above, built in dishwasher and washing machine, space for fridge/freezer, inset sink unit, UPVC window and French doors to rear, vaulted ceiling with three Velux skylights and inset LED spotlighting.

First Floor

Landing

Large UPVC stained glass window to side, doors to:

Property Details.

Bedroom One



12' 2" x 12' (3.71m x 3.66m) Wood flooring, radiator, UPVC window to rear, feature fireplace.

Bedroom Two



10' x 8' (3.05m x 2.44m) Wood flooring, radiator, UPVC window to front, cast iron fireplace, recess housing built in wardrobe.

Bedroom Three

10' 6" x 6' 8" (3.20m x 2.03m) Radiator, UPVC window to front.

Bathroom

Mosaic Vinyl flooring, fully tiled walls, chrome heated towel rail, low level WC, vanity hand wash basin, panel bath with shower over, UPVC window to rear, airing cupboard.

Shower Room

Chrome heated towel rail, fully tiled walls, walk in double shower cubicle with integrated shower, UPVC window to side, extractor fan.

Outside

As previously mentioned the property sits in a pleasant elevated position, with a sizeable garden to the front, retained by a brick wall. Additionally to the side of the property there is an integral storage shed which spans the entire depth of the house itself which does have power.

Rear Garden



To the rear of the property there is a beautiful, unoverlooked garden featuring a block paved patio, with steps leading upward to the remainder of the garden which is predominately laid to lawn, with an array of mature flowers, trees and shrubbery.

Section 21

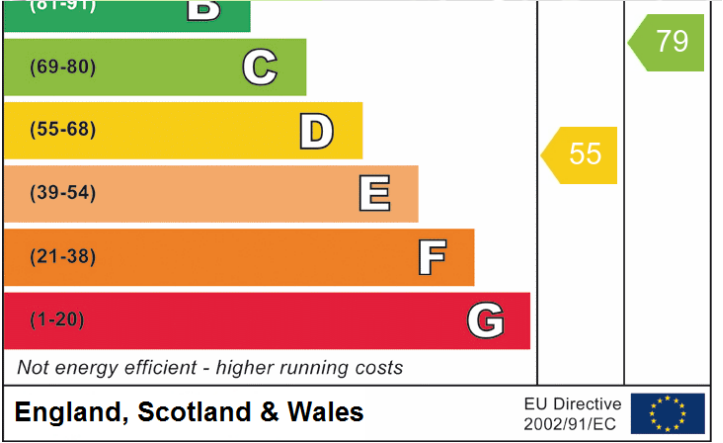
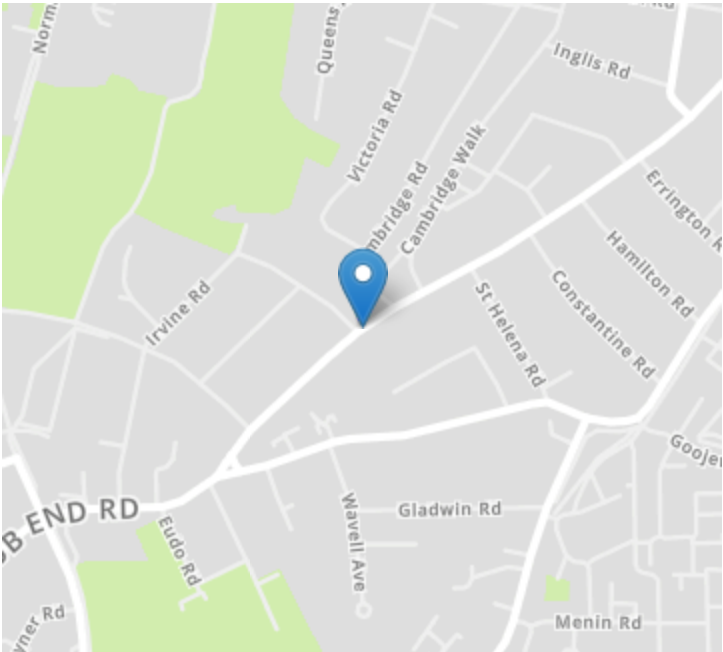
Please note the seller of this property is an employee of Michaels Property Consultants.

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.