



- An Extended Four Bedroom Semi-Detached House
- Situated Close To Colchester's Mainline Station
- Ideal For Working Professionals & Families Alike
- Large Living/Dining Room With Feature Bay Window
- Fitted Kitchen With Space For Appliances
- Ground Floor Bathroom & First Floor Family Bathroom
- Added Benefit Of A Conservatory
- Four Well-Proportioned Bedrooms
- Private & Generously Sized Enclosed Rear Garden
- Viewings Available By Appointment Only

## 157 Mile End Road, Colchester, Essex. CO4 5DA.

Introducing this extended four-bedroom semi-detached family home, situated on the highly desirable Mile End Road in Colchester. This property is a rare find, boasting spacious living accommodation spread over two floors. Located on Mile End Road, this property is ideally situated close to a range of local amenities, including Colchester city's mainline station (offering direct links to London Liverpool Street within the hour), restaurants and schools - making it an ideal family home. Colchester city centre is just a short distance away, providing easy access to further shopping, entertainment and colourful nightlife.





# Property Details.

## Ground Floor

### Entrance Hall

Entrance door to front aspect, radiator, stairs to first floor, access to:

### Living Room



13' 9" x 11' 8" (4.19m x 3.56m) Bay window to front aspect, radiator, communication points

### Reception/Dining Room



14' 2" x 10' 9" (4.32m x 3.28m) Window to side aspect, radiator, opening too:

## Kitchen



13' 3" x 12' 6" (4.04m x 3.81m) A fitted L-shape kitchen formed of; a range of fitted base and eye level units with work surfaces over, and drawers under, space for washing machine, fridge/freezer, dishwasher, gas oven, inset sink, drainer and taps over, tiled floor, door to rear garden and window to side aspect

## Ground Floor Bathroom



5' 8" x 5' 8" (1.73m x 1.73m) Bathroom suite formed of; jacuzzi style bath, wash hand basin, W.C, shower cubicle, window to side aspect, tiled floor

## Additional Reception Room

13' 9" x 13' 7" (4.19m x 4.14m) Windows to side aspect, radiator, doors and window to rear aspect and with access to:

# Property Details.

## Conservatory



12' 1" x 11' 8" (3.68m x 3.56m) Doors to rear garden, tiled flooring, radiator, window to side aspects

## First Floor

### First Floor Landing

Stairs to ground floor, loft access, doors to:

### Master Bedroom



14' 2" x 11' 8" (4.32m x 3.56m) Window to front aspect, radiator, built in wardrobe

## Bedroom Two



10' 9" x 8' 8" (3.28m x 2.64m) Window to rear aspect, radiator

## Bedroom Three

11' 3" x 6' 8" (3.43m x 2.03m) Window to rear aspect, radiator

## Bedroom Four

13' 8" x 6' 7" (4.17m x 2.01m) Window to rear aspect, radiator

## Inner Hallway/Study

8' 2" x 7' 2" (2.49m x 2.18m) Window to side aspect, radiator

## Office/Study Area

9' 5" x 5' 8" (2.87m x 1.73m) Loft access, door to:

## Family Bathroom

7' 9" x 6' 7" (2.36m x 2.01m) Radiator, W.C, wash hand basin, panelled bath, window to front aspect

## Outside, Garden & Parking

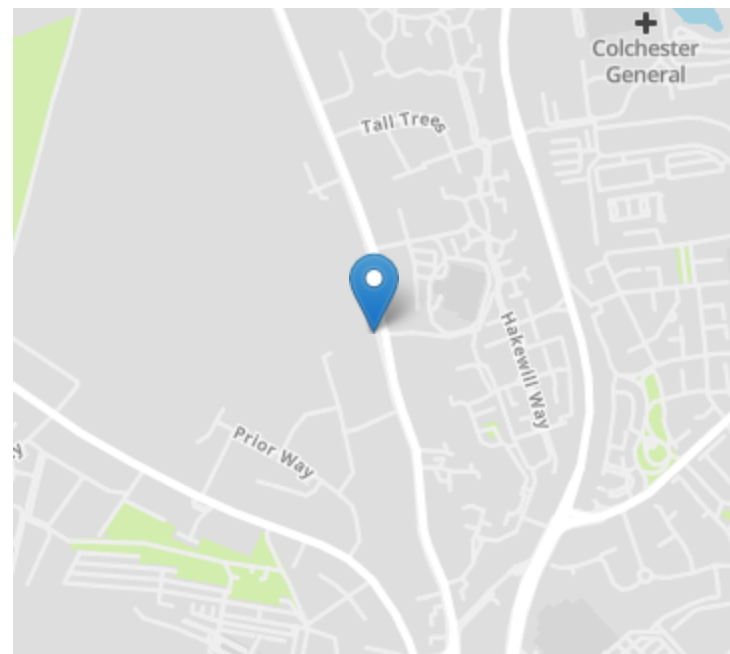


Outside, the property benefits from a private rear garden, perfect for summer BBQs and outdoor dining. The garden commences with a large patio area, with the remainder predominately laid to lawn and enclosed by panel fencing. To the front of the property, parking is available on road both with a residents parking scheme and on a first come, first serve basis.

# Property Details.

## Floorplans

## Location



## Energy Ratings

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.