



- Exceptional Semi Detached Property
- Excellent Schooling
- Extended And Improved
- 24' Living Room
- Fabulous Kitchen/Breakfast Room
- Family Room/Fifth Bedroom
- Four Double Bedrooms
- Two Bathrooms
- Private Driveway

14 Henley Court, Lexden, Colchester, Essex. CO3 4HD.

An exceptional four/five bedroom semi detached residence occupying a delightful position in the ever sought after Poets Corner district of Lexden, within close proximity of the Town, Station and the area's superb array of schooling. The property has been extended and heavily improved by the current owners over time and features an array of spacious, beautifully presented and extremely versatile accommodation throughout - Making an ideal purchase for a growing family. On the ground floor you are greeted by a sizeable entrance hall which leads to a 24' living room, a spacious conservatory, fabulous kitchen/breakfast room, a cloakroom, study and a family room/fifth bedroom.



Property Details.

Ground Floor

Entrance Hall

Double glazed door to entrance hall, stairs to first floor, single radiator, doors to:

Study

12' 1" x 7' 8" (3.68m x 2.34m) Double glazed window to front, single radiator, TV and communications points, Karndean flooring, door to:

Snug/Bedroom Five

9' 6" x 9' 6" (2.90m x 2.90m) Double glazed window to side, built in double wardrobe/storage cupboard.

Lounge/Diner



24' 4" x 10' 6" (7.42m x 3.20m) Double glazed bay window to front aspect and further double doors to rear conservatory, gas feature fireplace with wood surround and marble hearth, two vertical feature radiators, Karndean flooring.

Conservatory



13' 6" x 8' 6" (4.11m x 2.59m) Brick base UPVC conservatory with double glazed patio doors to rear garden, vertical radiator, Karndean flooring.

Cloakroom

Low level WC. pedestal wash hand basin with hot and cold taps, radiator.

Kitchen



20' 7" x 7' 7" (6.27m x 2.31m) UPVC double glazed window to rear aspect and double glazed patio doors to rear garden, selection of base and eye level units with roll top work surfaces tiled splash backs, franki one and a half sink with drainer and mixer tap over, two built in ovens with integrated microwave, four ring electric hob with glass splash back, integrated dish washer and wine fridge, space for American style fridge/freezer, electric towel rail, single radiator, Karndean flooring.

First Floor

Landing

Split staircases leading left to master room.

Master Bedroom



10' 7" x 9' 7" (3.23m x 2.92m) Double glazed windows to front and side, single radiator, Karndean flooring, opening to dressing area with two double wardrobes, door to:

Property Details.

En-suite



Obscure window to rear, claw foot bath with mixer tap and shower attachment over, low level WC, pedestal wash hand basin with hot and cold taps, electric radiator, recessed spotlights, wood flooring.

Right Staircase

Leading To:

Bedroom Two



11' 2" x 11' 2" (3.40m x 3.40m) Double glazed window to rear, radiator triple built in wardrobes.

Bedroom Three



11' 2" x 10' 4" (3.40m x 3.15m) Double glazed window to front, radiator.

Bedroom Four

12' 2" x 10' 7" (3.71m x 3.23m) Double glazed window to front, radiator.

Family Bathroom

Obscure window to rear, fully enclosed double shower cubicle with power shower, corner bath unit with mixer tap, vanity basin unit with mixer tap, low level WC, electric towel rail, fully tiled walls, Karndean flooring, door to airing cupboard.

Outside

To the front of the property is a driveway proving off road parking for three cars, lawned front garden with mature shrubs.

Rear Garden

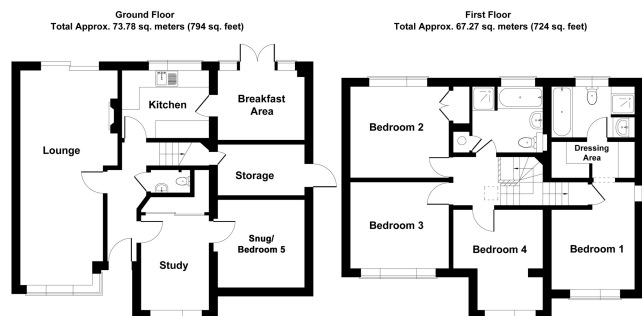


Rear garden is laid to lawn with patio BBQ area all enclosed by panelled fencing, side access leading to secure storage room and gate to front driveway.

Property Details.

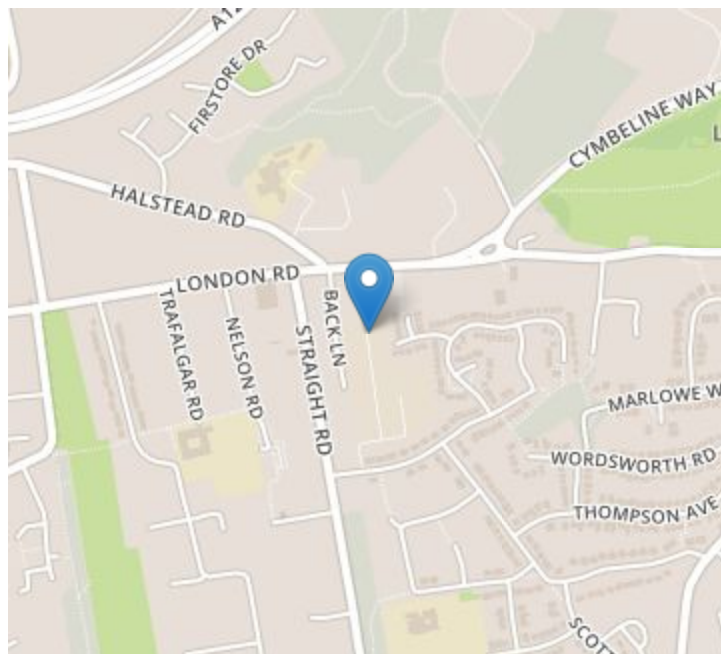
Floorplans

Total Approx. 141.05 sq. meters (1518 sq. feet)

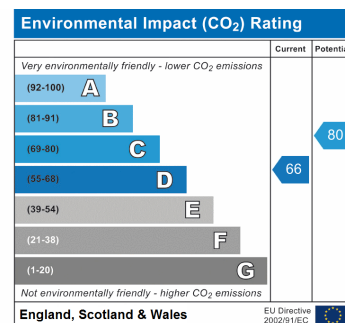
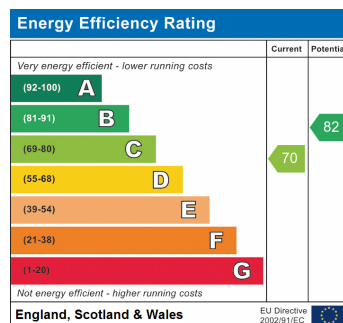


Not to Scale.
For Illustrative Purposes Only.

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.