

# £495,000



- Offered No Onward Chain
- Sought After Road In Wakes Colne Close To The Station
- Detached Home Offering Tremendous Potential
- Generous Plot Of 0.25 Acres
- Three Generous Bedrooms
- Opportunity To Extend Subject To The Relevant Planning
- Multiple Reception Rooms
- Large Established Rear Garden
- Garage, Outbuildings & Ample Parking

Leysin, Station Road, Wakes Colne, Colchester, Essex. CO6 2DS.

Leysin, Station Road, Wakes Colne – Chain Free Detached Chalet on 0.25 Acre Plot



Call to view 01787 322799



# Property Details.

#### **Room Measurements**

#### **Entrance Hall**

4.47m x 1.85m (14' 8" x 6' 1")

## **Living Room**



3.63m x 4.33m (11'11" x 14'2")

## **Dining Room**



3.38m x 3.04m (11' 1" x 10' 0")

#### **Ground Floor Bedroom**



3.32m x 3.04m (10' 11" x 10' 0")

#### **Bathroom**



2.12m x 1.88m (6' 11" x 6' 2")

# Property Details.

#### Kitchen/Breakfast Room



2.74m x 4.30m (9' 0" x 14' 1")

## Landing

#### **Bedroom Two**



3.63m x 2.99m (11' 11" x 9' 10")

#### **Bedroom Three**



3.62m x 3.19m (11'11" x 10'6")

#### **Outside**



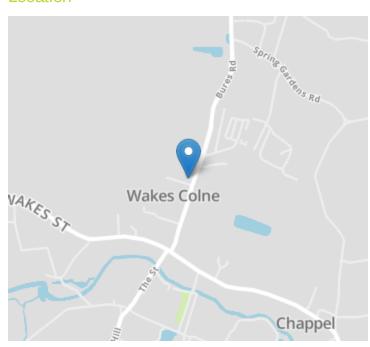
Externally, Leysin benefits from a large frontage, a wellproportioned rear garden, a detached garage, and various outbuildings, perfect for storage or possible repurposing.

# 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.

