



**michaels**  
property consultants

- An Excellent Four Bedroom Detached Family Home
- Office/Play Room/Snug
- Impressive Living Room
- Dining Room
- Kitchen-Breakfast Room
- Conservatory
- Ground Floor Cloakroom
- Utility Room
- En-Suite & First Floor Bathroom
- Generous Garden, Garage & Workshop/Additional Outdoor Storage

### **3 Brand Drive, Langenhoe, Colchester, Essex. CO5 7LY.**

Situated on Brand Drive in the sought-after village of Langenhoe, to the south of Colchester, this generous four-bedroom detached home offers approximately 2,000 sq. ft. of versatile living space. Langenhoe is a desirable semi-rural location, well-regarded for its community feel, easy access to Colchester's city centre, and proximity to the picturesque coastal village of West Mersea, known for its beaches, sailing, and seafood. Local amenities, schools, and countryside walks make this an excellent setting for families and professionals alike.



Call to view 01206 576999





# Property Details.

## Ground Floor

### Entrance Hall

### Office/Play Room/Snug



9' 8" x 8' 9" (2.95m x 2.67m)

### Cloakroom

### Living Room



21' 11" x 11' 2" (6.68m x 3.40m)

### Dining Room



10' 8" x 11' 2" (3.25m x 3.40m)

### Conservatory



11' 3" x 11' 2" (3.43m x 3.40m)

### Kitchen/Breakfast Room



11' 11" x 14' 2" (3.63m x 4.32m)

### Utility Room

6' 1" x 8' 0" (1.85m x 2.44m)

# Property Details.

## First Floor

### Landing

### Master Bedroom



12' 5" x 11' 2" (3.78m x 3.40m)

### En-Suite

8' 1" x 5' 5" (2.46m x 1.65m)

### Bedroom Two



11' 4" x 11' 2" (3.45m x 3.40m)

### Bedroom Three



11' 6" x 8' 5" (3.51m x 2.57m)

### Bedroom Four

10' 3" x 8' 10" (3.12m x 2.69m)

### Bathroom



7' 6" x 7' 1" (2.29m x 2.16m)

## Outside, Garden & Garage

### Garage

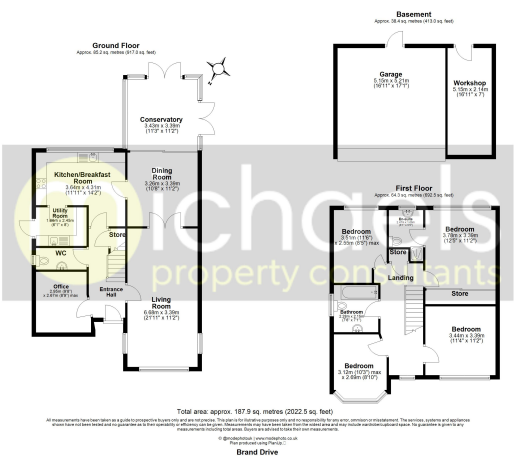
16' 11" x 17' 1" (5.16m x 5.21m)

### Workshop

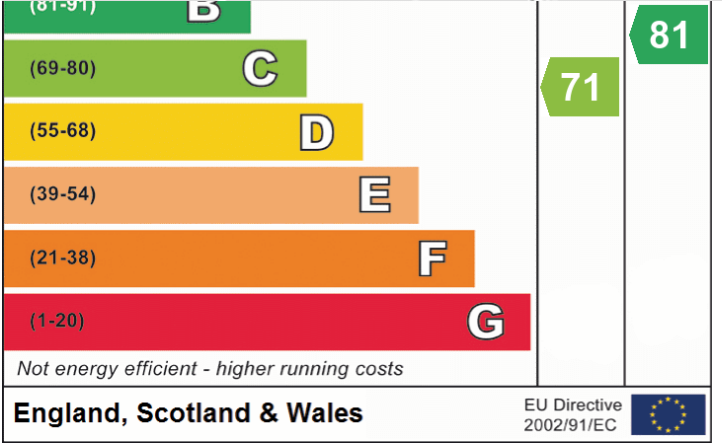
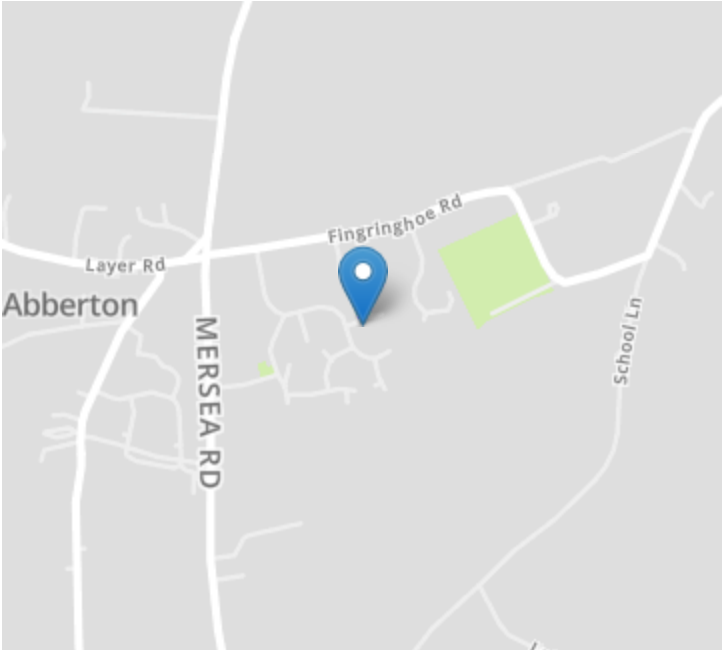
16' 11" x 7' 0" (5.16m x 2.13m)

# 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.