



- GUIDE PRICE £450,000 - £475,000
- A Typical 1930's Bay Fronted Home
- Semi-Detached
- Accommodation Over Three Floors
- Two Reception Rooms
- Kitchen & Utility Area
- En-Suite, Family Bathroom And WC
- Generous Rear Garden With Cedar Wood Summer House Or Home Office

22 St Helena Road, Maldon Road District, Colchester, Essex. CO3 3BA.

Guide price £450,000 - £475,000 A fine example of a well presented 1930's 'Bay Fronted' character filled semi detached home offering five generous bedrooms over three floors. Located just off the highly regarded Maldon Road this beautiful home offers an abundance of space and original features throughout. St. Helena Road is situated within easy reach of Colchester's town centre and within walking distance of many local amenities, including the up-market Crouch Street shopping parade with its diverse choice of designer shops, delicatessens, bars and restaurants. Many schools of high repute can also be easily accessed from here. It is also ideally located for the commuter being only a short distance from Colchester's North Station which has a direct railway link to London's Liverpool Street and, by road, the A12 is within easy reach.



Property Details.

Ground Floor

Entrance Hall

With stairs to first floor, radiator, doors to;

Sitting Room



13' 2" x 12' 5" (4.01m x 3.78m) With double glazed bay window to the front, laminate wood effect flooring, gas wood burning style stove inset into a feature fireplace.

Living Room-Dining Room



20' 3" x 11' 5" (6.17m x 3.48m) With double glazed door and window to the rear giving access to the garden, gas "living flame" cast iron fireplace with wooden surround, radiator, door to;

Kitchen



12' 1" x 7' 3" (3.68m x 2.21m) With double glazed window to side, laminated wood effect flooring, fitted kitchen, comprising one and a half bowl sink with cupboards under, plumbing for washing machine and dishwasher under, work surface adjoining with four ring gas hob, cupboards under, stainless steel extractor above, further matching wall and base units with double oven, opening through to;

Utility Area

With double glazed window to side, double glazed door giving access to the garden, radiator.

First Floor

Landing

With stairs leading to first floor and doors to;

Bedroom One



20' 4" x 11' 4" (6.20m x 3.45m) With double glazed window to rear, radiator, door to;

En-Suite Bathroom

Suite comprising bath, wash hand basin, low level W.C., radiator.

Property Details.

Bedroom Two



12' 4" x 10' 9" (3.76m x 3.28m) With double glazed window to front, radiator, feature fireplace.

Bedroom Three

14' 2" x 6' 1" (4.32m x 1.85m) With double glazed window to the rear, radiator.

Bathroom

With window to front, wash hand basin, radiator, panelled bath, part tiled walls.

Second Floor

Second Floor Landing

Velux window to the side, radiator, door to

WC

Suite comprising low level W.C., wash hand basin, double glazed window to the side.

Bedroom Four



14' 6" x 10' 3" (4.42m x 3.12m) With large built-in airing cupboard, laminate flooring, two radiators, Velux window to the front, two Velux windows to the side.

Bedroom Five

9' 10" x 7' 1" (3.00m x 2.16m) With double glazed window to rear, radiator.

Outside

Gardens



Outside, to the front, there is a charming front garden and a shingle drive providing parking for one car with residents parking also available on street. The rear garden is a generous size and offers a range of different areas with a patio area suitable for outdoor entertaining. The owners have also added a brilliant addition with a cedarwood studio/home office tucked away towards the end of the garden which could be utilised for many different uses.

Studio/Home Office



15' 4" x 11' 1" (4.67m x 3.38m)

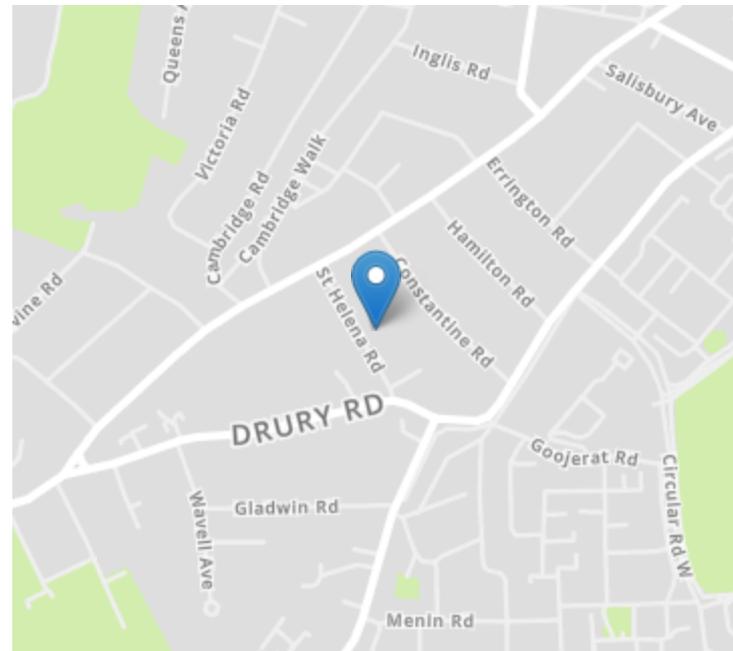
Property Details.

Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of this nature should be used as a guide only and should not be relied upon for any legal purpose or as a basis for any contract. The floorplan is for information purposes only and should be used as a guide only. It is not intended to be used as a basis for any legal purpose or as a basis for any contract. It is not intended to be used as a basis for any legal purpose or as a basis for any contract. It is not intended to be used as a basis for any legal purpose or as a basis for any contract.

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.