



- An Extended And Much Improved Family Home
- Four Bedrooms
- Four Piece Family Bathroom Suite
- Open Plan Lounge/Diner
- Kitchen/Breakfast Room
- Beautiful Landscaped Gardens
- Garage
- Driveway Providing Ample Off Road Parking

**69 Booth Avenue, Colchester, Essex.
CO4 3BA.**

Offered to the market in pristine condition is this much improved and extended four bedroom semi-detached house located to the east of Colchester situated within easy access to Colchester Town Centre, Essex University and the A12. Having been tastefully altered and extended by the current owners this home now offers an abundance of living accommodation over two floors. The ground floor begins with an entrance hall which leads to the downstairs cloakroom, the 18ft lounge which is open plan to the dining space and the kitchen/breakfast room. cars.



Property Details.

Ground Floor

Entrance Hall

With radiator, wood effect flooring, stairs rising to first floor, coat cupboard, doors to;

WC

With UPVC double glazed window to front, radiator, wash hand vanity basin, wood effect flooring.

Lounge



18' 9" x 10' 2" (5.71m x 3.10m) With UPVC double glazed window to front, radiator, wood effect flooring, feature fireplace, TV point, open to;

Dining Area



9' 2" x 8' 7" (2.79m x 2.62m) With UPVC double glazed patio doors to rear, radiator, wood effect flooring.

Breakfast Room

13' 8" x 9' 9" (4.17m x 2.97m) With door to garage, understairs storage cupboard, further cupboard, wood effect flooring, radiator, spotlights, open to;

Kitchen



10' 3" x 9' 2" (3.12m x 2.79m) With UPVC double glazed window to rear and side, skylight, wood effect flooring, a range of matching eye level and base units with square edge worktops over, inset sink and drainer, double gas range cooker with extractor hood over, space for kitchen appliances.

First Floor

Landing

With doors to;

Bedroom One



13' 0" x 9' 0" (3.96m x 2.74m) With UPVC double glazed window to rear, radiator, built in sliding wardrobes.

Property Details.

Bedroom Two



10' 3" x 9' 2" (3.12m x 2.79m) With UPVC double glazed window to front, radiator.

Bedroom Three



18' 6" x 4' 0" (5.64m x 1.22m) With UPVC double glazed window to front, side and rear, radiator.

Bedroom Four

8' 2" x 6' 9" (2.49m x 2.06m) With UPVC double glazed window to front, radiator, built in storage cupboard.

Family Bathroom



A four piece bathroom suite offering a UPVC double glazed obscure window to rear, heated towel rail, wash hand vanity basin, panelled bath, tiled walls, close coupled WC, shower cubicle.

Rear Garden



The owners have landscaped the rear garden and it now offers a generous covered patio area ideal for outdoor dining and a easy maintenance lawn with a variety of shrubs and borders. Furthermore there is also a further patio area which the owners currently use for a hot tub and separate BBQ area.

Garage

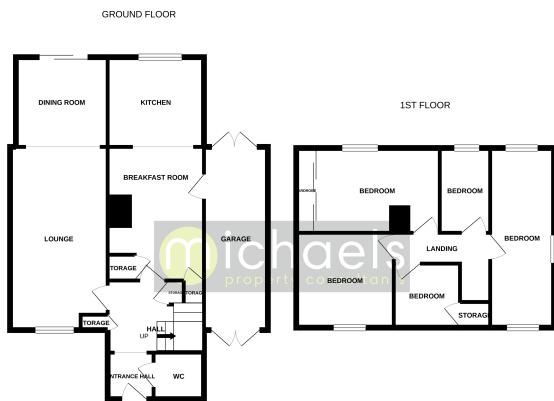
18' 7" x 6' 5" (5.66m x 1.96m) With double doors to front and rear, power and light connected.

Driveway

A block paved driveway to the front providing off road parking.

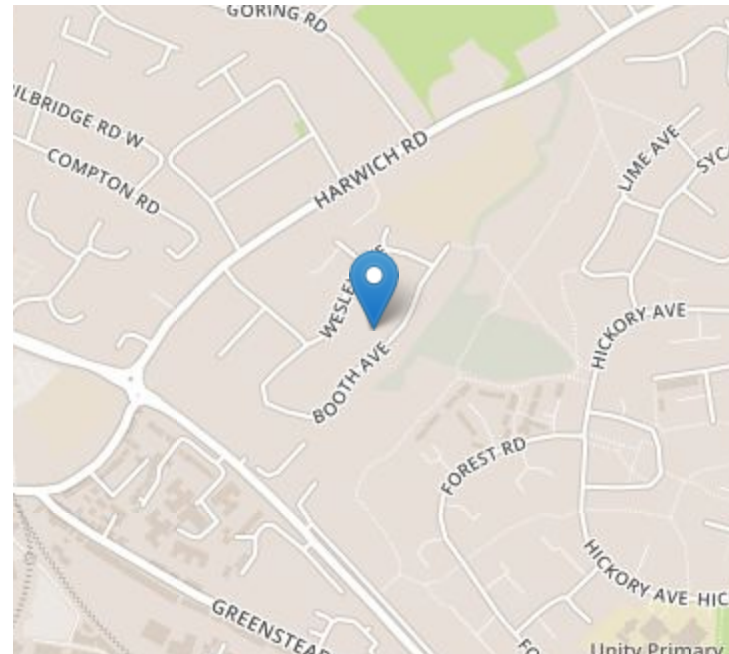
Property Details.

Floorplans



While every effort has been made to ensure the accuracy of the floorplans, measurements of items, fixtures, fittings and other items are approximate and the responsibility is taken for any error or omission in this document. This plan is for guidance purposes only and should not be used for any prospective purchase. The services, systems and appliances shown have not been tested and the guarantee is to the best of our knowledge.

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.