



- Beautifully Presented Semi Detached Home
- Three Sizeable Bedrooms
- Generous Living/Dining Room
- Newly Decorated Bathroom & Seperate WC
- Modern Fitted Kitchen
- Very Generous Rear Garden
- Sought After Stanway Location
- Offered With No Onward Chain

**26 Halstead Road, Lexden, Colchester, Essex. CO3 9AE.**

An extremely well presented three bedroom semi detached Victorian property situated on this popular road to the West side of Colchester, offering superb access to the A12 and excellent local schooling. This spacious home has been much improved by the current owners and features a 22' living space, a large modern kitchen/breakfast room, three well proportioned bedrooms and a re-fitted bathroom. Outside there is also a generous, attractive garden to the rear. Internal inspection is essential.



# Property Details.

## Ground Floor

### Entrance Hall

Double glazed window to side aspect, door leading to;

### Kitchen



Double glazed window to rear aspect, door leading garden, a range of wall and base units over a area of roll edge work tops, inset stainless steel sink and drainer unit, space for oven, hob with extractor hood over, plumbing for a washing machine, space for fridge freezer, wall mounted boiler, breakfast bar, tile splash backs, radiator, spot lights.

## Living/Dining Room



Two double glazed window to front aspect, double glazed window to rear aspect, under stairs cupboard, two radiators, inset gas fire place, T.V & phone points, stairs rising to first floor.

### Cloak Room

Low level WC, tile splash backs.

### Family Bathroom



Wash hand basin, panel bath with mixer taps and electric shower over, chrome heated towel rail, fully tiled walls.

## First Floor

### Landing

Radiator, doors leading to;

# Property Details.

## Bedroom One



Double glazed window to front aspect, radiator, spot lights.

## Bedroom Three



Double glazed window to rear aspect, access to part boarded loft, radiator.

## Bedroom Two



Double glazed window to rear aspect, radiator.

## Garden



The rear garden comprises of a generous patio area, garden tap, fully landscaped lawn, gated access to the front of the property, purpose built shed, fully enclosed by panel fencing.

# Property Details.

## Floorplans

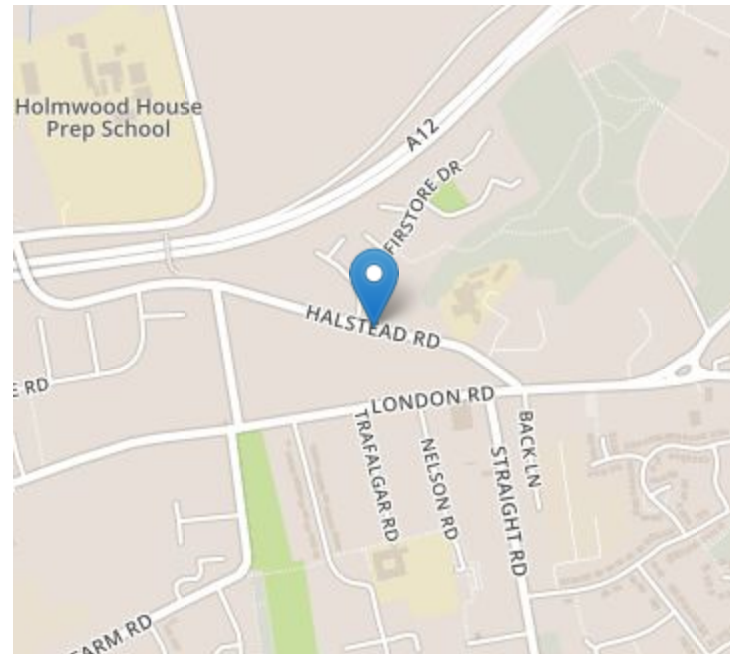


GROUND FLOOR

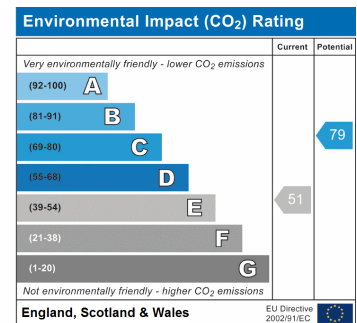
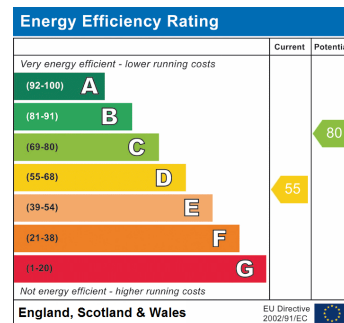
1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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.