



46 Queensberry Avenue, Copford, Colchester, Essex. CO6 1YN.

Copford is a highly desirable village offering a balance of countryside living with excellent connectivity. The area benefits from local amenities including shops, pubs, and well-regarded schools, while nearby Colchester provides a wider selection of retail, dining, and leisure facilities. For commuters, the A12 is easily accessible, offering routes towards Chelmsford, Ipswich, and London, while mainline railway stations nearby provide direct services into London Liverpool Street. The surrounding countryside also offers a variety of scenic walks and outdoor spaces, making it an ideal setting for families and those seeking a semi-rural lifestyle.

- Welcoming entrance hall with internal double glazed doors and central staircase
- Spacious living room with recessed area, spot lighting, dual aspect windows and wall-mounted lights
- Conservatory with tiled floor, gas central heating and garden views
- Shaker style kitchen with tiled splashback, breakfast bar and inset appliances
- Separate dining room ideal for entertaining
- Utility room with access to integral double garage
- Ground floor study and WC
- Four well-proportioned double bedrooms
- Principal bedroom with upgraded luxury en-suite shower room with tiled walls
- Family bathroom serving remaining bedrooms



Call to view 01206 576999



Property Details.

Ground Floor

Entrance Hall

Cloakroom

Living Room



19' 8" x 17' 6" (5.99m x 5.33m)

Conservatory



15' 1" x 12' 0" (4.60m x 3.66m)

Dining Room



13' 1" x 10' 7" (3.99m x 3.23m)

Kitchen



13' 9" x 10' 2" (4.19m x 3.10m)

Utility Room

10' 2" x 7' 0" (3.10m x 2.13m)

Double Garage

18' 10" x 18' 1" (5.74m x 5.51m)

First Floor

Landing

Property Details.

Master Bedroom



16' 0" x 13' 11" (4.88m x 4.24m)

Bedroom Three



13' 7" x 9' 11" (4.14m x 3.02m)

En-Suite



Bedroom Two



13' 11" x 13' 0" (4.24m x 3.96m)

Bedroom Four



13' 0" x 11' 6" (3.96m x 3.51m)

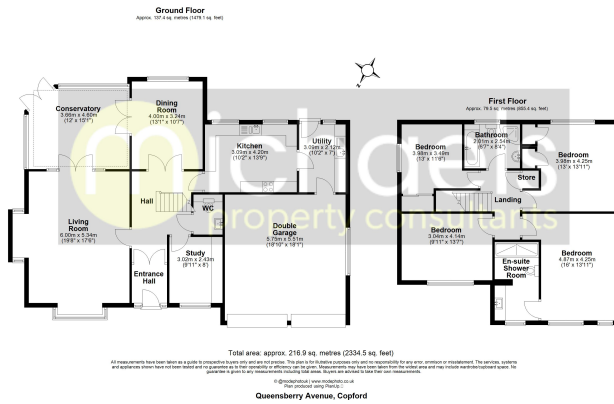
Bathroom



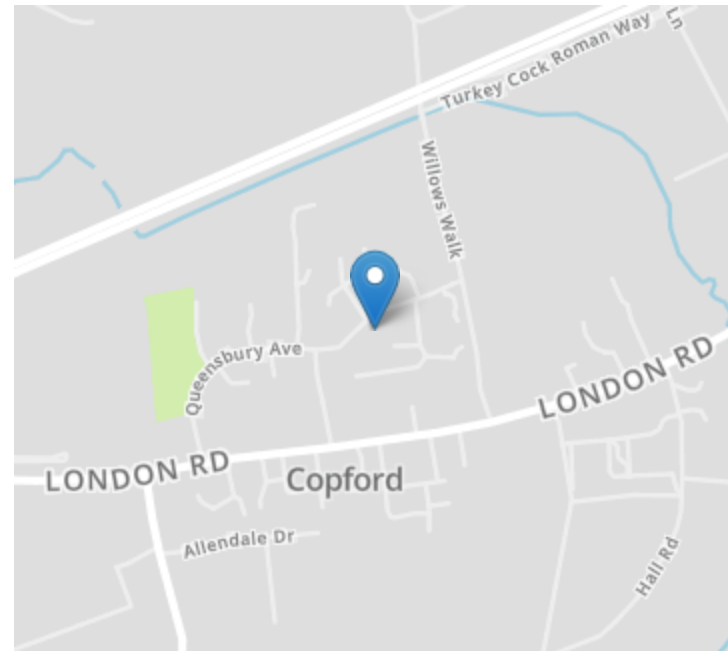
8' 4" x 6' 7" (2.54m x 2.01m)

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.