



25 Lambeth Road, Colchester, Colchester, Essex. CO2 7FG.

****Guide Price £475,000 -£500,000**** Fronting onto a beautiful greensward lies this modern and well-presented four bedroom detached family home, favourably positioned and within close proximity of Colchester's City centre. This home is therefore within easy access of range of; independent shops, boutiques, restaurants, bars and leisure facilities. It also benefits from being moments from Abbey Fields and the city centre station, offering connecting trains to London Liverpool Street in approximately 60 minutes. A wide range of nursery, primary and secondary educational choices are also close by.

- Beautifully Presented And Modernised Throughout
- Driveway, Providing Parking For Two Cars
- Private And Well-Maintained Rear Garden
- Close To City Centre & Abbey Fields
- Fronting Onto A Small Greenery
- En Suite To Master Bedroom
- Within Close Proximity To The City Centre & Station
- Modern & Contemporary Four Bedroom Detached Residence
- Utility & Downstairs Cloakroom



Call to view 01206 576999



Property Details.

Ground Floor

Hallway

Main entrance door into hallway, wood effect flooring, radiator, understairs storage cupboard, stairs to first floor, door to:

Cloakroom

Low level W.C, vanity wash basin, radiator, tiled flooring.

Living Room



23' 6" x 11' 3" (7.16m x 3.43m) UPVC French doors to garden, UPVC window to front aspect, radiators, wood effect flooring.

Reception Room/Office



11' 7" x 8' 8" (3.53m x 2.64m) UPVC window to front aspect, radiator.

Kitchen/Dining Area



12' 5" x 10' 8" (3.78m x 3.25m) Full range of modern fitted units, cupboards and work surfaces, UPVC window to rear aspect, electric oven with four ring gas hob, tiled splash back, spot lighting, wood effect flooring, space for appliances, door leading to:

Utility Room

6' 3" x 6' 2" (1.91m x 1.88m) Inset cupboards, work surface, sink/drain, wall mounted boiler, space for appliances.

First Floor

Landing

Access into loft hatch, radiator, door to:

Bedroom One



11' 6" x 11' 0" (3.51m x 3.35m) UPVC window to front aspect, radiator, built in wardrobes, door to:

En Suite

6' 4" x 4' 8" (1.93m x 1.42m) Shower cubicle, low level W.C, vanity wash basin, radiator.

Property Details.

Bedroom Two



10' 3" x 8' 6" (3.12m x 2.59m) UPVC window to front aspect, radiator.

Bedroom Three



10' 10" x 9' 5" (3.30m x 2.87m) UPVC window to rear aspect, radiator.

Bedroom Four

9' 6" x 9' 5" (2.90m x 2.87m) UPVC window to rear aspect, radiator.

Bathroom



7' 4" x 5' 9" (2.24m x 1.75m) Obscured window to rear aspect, panelled bath with shower over, low level W.C, vanity wash basin, radiator, spot lighting.

Outside, Garden, Parking & Garage

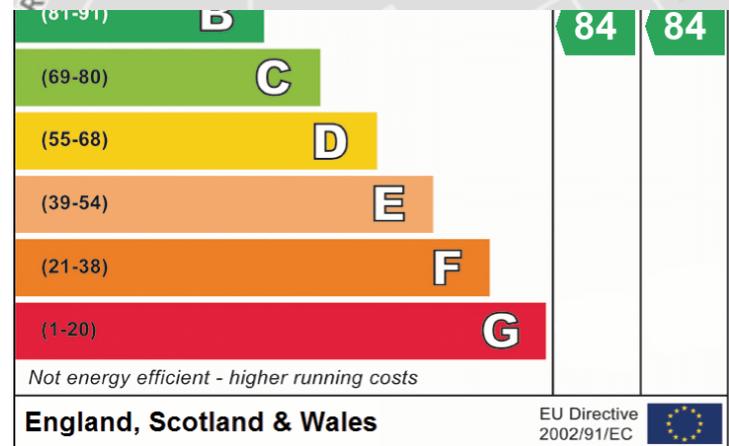
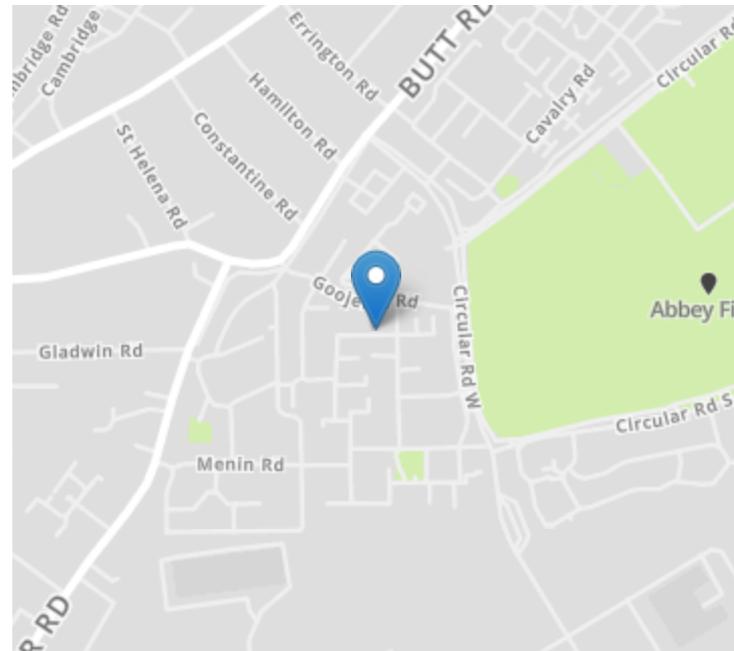


Outside the property offers a low maintenance garden, which has been thoughtfully designed by the current owners and is enclosed by panel fencing, laid with artificial turf and patio and proves ideal for outside dining or entertaining. There is also a hot tub (subject to negotiation) to the rear, underneath a pergola. Gated side access is available, which then leads out to the garage and a driveway, suitable for multiple vehicles. As previously mentioned the property benefits from a wonderful outlook.

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.