



- Outstanding Three Bedroom Semi-Detached House
- Occupying A Corner Plot
- Off Road Parking & Generous Garden
- Garage
- Modern Kitchen & Bathroom
- Additional Office Space
- Sizeable Living Room With Log Burner
- Close To An Array Of Schooling & Amenities

## 22 Guildford Road, Colchester, Essex. CO1 2YL.

An outstanding three bedroom semi detached property set in a splendid position within this sought after development, within walking distance of the Town Centre, Station and Castle Park. The property has been beautifully altered and improved in recent years by the current owners and features an array of spacious, beautifully presented accommodation throughout. Highlights include a sizeable living room with an inset cast iron log burner, a fabulous kitchen/dining space, a cleverly added study, three well proportioned bedrooms and a stylish family bathroom. Outside the property occupies a generous plot, with a large private driveway and garage to the front. To the rear there is a delightful, well-established garden.



# Property Details.

## Entrance Hall

Radiator, staircase to first floor, doors to:

## Living Room



13' 9" x 12' 9" (4.19m x 3.89m) Radiator, UPVC window to front, inset cast iron log burner to remain

## Kitchen/Dining Room



17' 4" x 9' 9" (5.28m x 2.97m) Vinyl flooring, radiator, range of contemporary fitted base and eye level units with working surfaces to side, built in electric stainless steel oven and gas hob with extractor hood above, built in microwave-combi oven, fridge/freezer and dishwasher, inset sink unit, under stairs pantry cupboard, two UPVC windows to rear, door to

## Study

9' 9" x 7' 3" (2.97m x 2.21m) Vinyl flooring, range of fitted office furniture, space/plumbing for washing machine, UPVC window and door to rear.

## First Floor

## Landing

Loft hatch, airing cupboard, doors to:

## Master Bedroom



12' 7" x 11' 4" (3.84m x 3.45m) Radiator, UPVC window to front, built in wardrobe

## Bedroom Two



12' 7" x 11' 4" (3.84m x 3.45m) Radiator, UPVC window to front, built in wardrobe

# Property Details.

## Bedroom Three



9' 6" x 7' 4" (2.90m x 2.24m) Radiator, UPVC window to front

## Family Bathroom



Vinyl flooring, fully tiled walls, chrome heated towel rail, floating vanity hand wash basin with two storage drawers under, panel bath with integrated Aqualisa shower over, UPVC window to rear.

## Separate W.C

Vinyl flooring, low level WC, UPVC window to side

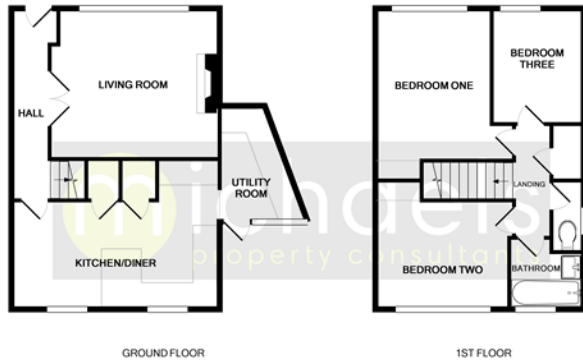
## Outside



The property resides in a pleasant position within the development, set back from the road with a large private driveway and garage to the front. To the rear of the property there is a generous, beautifully established garden featuring a paved sun patio, the remainder is laid to lawn with an array of mature flowers, shrubs and trees.

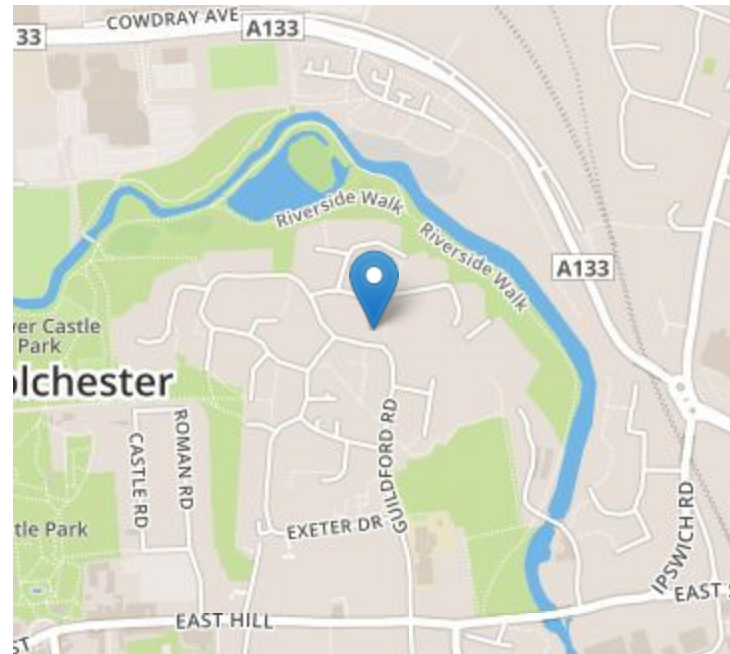
# Property Details.

## Floorplans

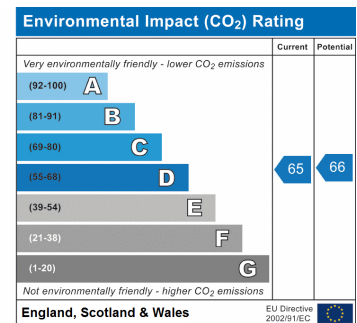
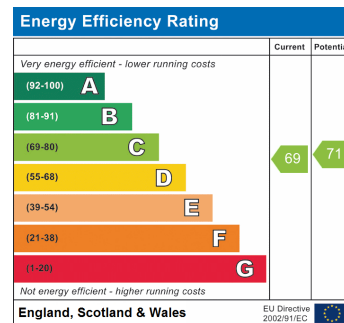


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.