



- Lexden District
- Within Close Proximity Of Excellent Primary & Secondary Schools
- Beautiful Garden Measuring Over 100ft
- Close To Some Of The Country's Finest Schooling
- Four Well-Proportioned Bedrooms
- Ground Floor Shower Room
- No Onward Chain
- Off Road Parking

**18 Glen Avenue, Colchester, Colchester, Essex. CO3 3SD.**

An excellent example of a four bedroom detached Lexden residence, positioned within easy access of some of the countries finest primary and secondary education and moments from Colchester's vibrant & historic City centre. The property offers both a wealth of space and natural light throughout, with some commanding features throughout, including a fully open plan kitchen/dining area, utility room and large master bedroom with a balcony offering views over the garden.



# Property Details.

## Ground Floor

### Entrance Hallway

Main door into hallway wood flooring, radiator, door to:

### Living Room



17' 2" x 11' 9" ( 5.23m x 3.58m ) Bay window to front aspect, gas fireplace, window to side aspect, spot lighting.

### Office/Study



11' 8" x 8' 1" ( 3.56m x 2.46m ) UPVC window to front aspect, radiator.

### Bedroom Four



11' 9" x 10' 8" ( 3.58m x 3.25m ) Radiator, window to side aspect.

### Shower Room

Low level sink, heated towel rail, walk in shower with large shower head and shower screen, spotlight lighting, LED light up mirror, low level W.C.

### Kitchen/Dining Area



27' 10" x 11' 9" ( 8.48m x 3.58m ) Range of base and eye level units, cupboards and work surfaces, wood effect flooring, butler sink/drain, integrated appliances, range oven/cooker, spot lighting, UPVC window to rear aspect, door to:

### Utility Room

Butler sink/drain, space for further appliances, wood effect flooring.

# Property Details.

## Conservatory



14' 4" x 12' 8" ( 4.37m x 3.86m ) Fully double glazed, views and entrance into rear garden.

## First Floor

### Landing

Window to front aspect, door to:

### Bedroom One



19' 2" x 10' 2" ( 5.84m x 3.10m ) Built in wardrobes, radiator, access to balcony with stunning views over garden, door to:

## En Suite



8' 6" x 7' 4" ( 2.59m x 2.24m ) Wooden effect flooring, heated towel rail, spacious shower cubicle with overhead shower head and storage shower trays, second hand held shower head, low level sink bowls, high quality unit tops, toilet, views across the rear garden.

### Bedroom Two

11' 3" x 11' 2" ( 3.43m x 3.40m ) Built in wardrobe, radiator, door to:

### En Suite

5' 5" x 4' 7" ( 1.65m x 1.40m ) Tiled flooring & walls, walk in shower with shower head, heated towel rail, LED light up mirror cupboard, low level sink & toilet

### Bedroom Three

10' 11" x 8' 3" ( 3.33m x 2.51m ) Radiator, window to front aspect view.

## Outside



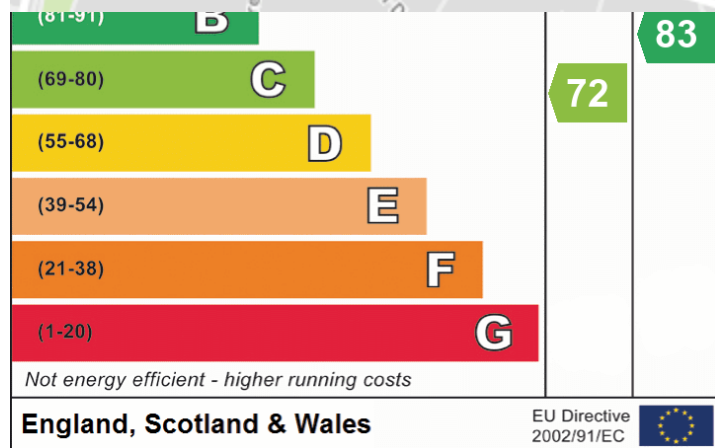
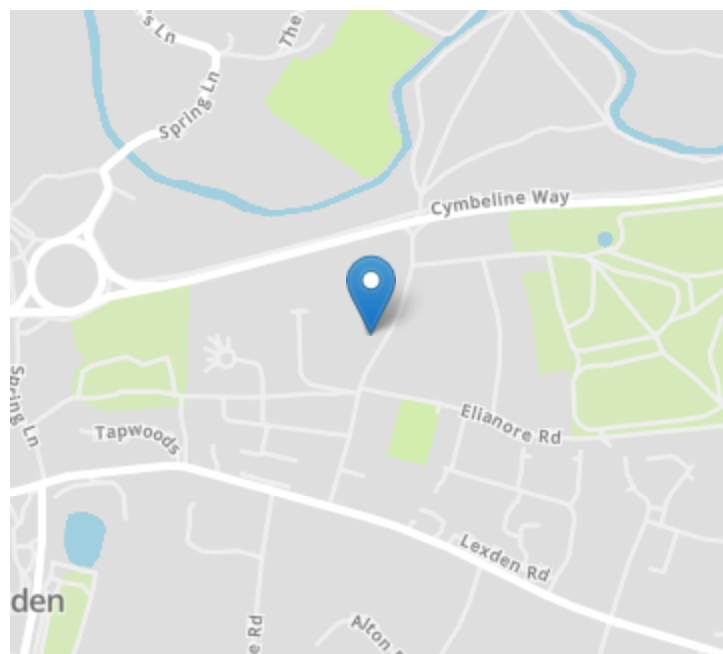
Set on a generous plot spanning approximately 0.35 of an acre, the property provides ample outdoor space for large families, working professional and garden enthusiasts. To the front of the property offers a driveway for a vehicle, unrestricted on-street parking, Steps up to property level, side gate connecting front & rear garden. The rear garden commences with a large decking area, suitable for outside garden furniture, for families all year round. Furthermore and leading down to the rear, the garden is beautifully enclosed by a variety of large trees, shrubs and woodland. There is also a summer house to remain along with a large wooden gazebo, positioned on a large patio area.

# 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.