



- Maldon Road District/Lexden
- Elegant Victorian Family Home
- Four Bedrooms, Evenly Distributed Across Three Floors
- Fitted Kitchen And Space For Appliances
- Two Large Reception Rooms With An Array Of Period Features
- Heritage Four Piece Family Bathroom Suite
- Stunning SOUTH FACING rear garden

**14 Beaconsfield Avenue, Lexden, Colchester, Essex. CO3 3DJ.**

Elegant, charming & aesthetically pleasing, this handsome four bedroom 'bay-fronted' terraced property has it all. This Victorian home is positioned in the Maldon Road District of Lexden, Colchester and within minutes of some of the countries finest private & comprehensive schooling. Having been looked after meticulously & cherished by the current vendors for in excess of 40 years, we are privileged to present this stunning home to market in excellent order.



# Property Details.

## Ground Floor

### Entrance Hall

Entrance door to front aspect with feature stained glass window, antico floor, stairs to first floor, radiator with cover over, under stairs storage cupboard, further doors to:

### Living Room



Feature bay window to front aspect with sash windows, radiator, exposed brick feature fire place, gas cast iron fire place (STN), variety of communication input/output

### Dining Room



Radiator, original floor to ceiling double doors to rear aspect (providing access to rear garden)

## Kitchen



Tiled floor, radiator, sash window to side aspect, further windows to side and rear aspect, door to side aspect, variety of fitted base and eye level units with working surfaces over, inset sink, drainer and mixer tap over, space under counter and supporting plumbing for a range of appliances, inset electric fan assisted oven & grill, inset electric hob with extractor fan over, tiled splash back, wine rack, range of draw units, further fitted shelves

## First Floor

### Landing

Stairs to ground & second floor, further doors to:

### Principle Room



Sash window to front aspect, radiator, fitted shelf units, built in cupboard with over head storage, radiator

# Property Details.

## Bedroom Two



Sash window to rear aspect, radiator, x2 built in cupboard with over head storage, wall mounted light, radiator

## Bedroom Four

Sash window to front aspect, radiator, fitted shelve units

## Family Bathroom Suite



A 'Heritage' four piece family bathroom suite comprising of panel bath, shower cubicle, pedestal wash hand basin, W.C, tiled wall and antico tiled floor finish, sash window to rear aspect, towel rail

## Second Floor

### Landing (2nd)

Stairs to first floor, double glazed window to rear aspect, door to:

## Bedroom Three



Double glazed window to rear aspect, radiator, eaves storage

## Outside

### Garden, Outside & Parking



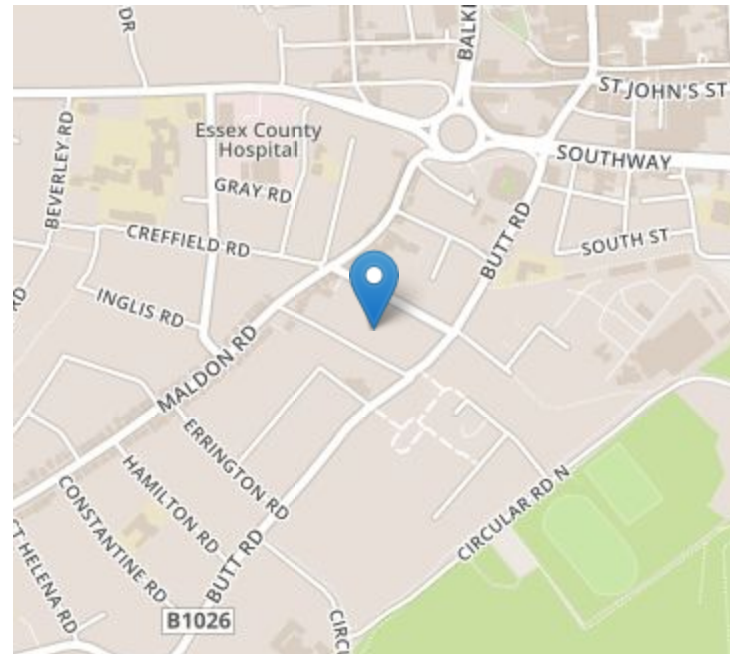
As previously mentioned, this property benefits from an exceptional South facing rear garden, again maintained to the highest of standards and landscaped beautifully by the current owners. The garden commences with a large block paved patio area, with a further patio area slightly raised & providing the ideal outdoor dining space. There is concrete path that leads to the rear of the garden, with the remainder of the garden laid to lawn and complete with mature hedges, potted plants and shrub borders. For a terraced home, it has the RARE ADVANTAGE of middle access, excellent for childrens bicycles, motorbikes etc.

Parking is easily accessible on road with a residents permit, obtainable from the local council for a nominal fee & with visitors parking permits easily obtainable via a text message system.

# 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.