



- Detached House
- Four Bedrooms
- Family Bathroom & WC
- South Facing Garden
- Generous Driveway
- No Onward Chain
- Millfields Catchment

## 18 Sandford Close, Wivenhoe, Colchester, Essex. CO7 9NP.

Nicely tucked away in a corner plot is this established and very well presented detached family home within easy reach of all of Wivenhoe's most favourable amenities including mainline station with fast links to London Liverpool Street in just over the hour, brilliant local schooling, shops, pubs, restaurants and of course the tranquil quayside and waterfront. Highlights of this house include: Ground Floor Cloakroom, Sitting Room, Dining Room, Kitchen, Four Bedrooms, Bathroom, private Garden, Garage and Private Driveway. Chain Free.



# Property Details.

## Ground Floor

### Entrance Porch

With doors to.

### WC

Window to side, WC, wash hand basin.

### Living Room



15' 5" x 15' 1" (4.70m x 4.60m) Window to front, open to dining room, feature fireplace, radiator, stairs to first floor.

## Dining Room



10' 6" x 9' 2" (3.20m x 2.79m) Patio doors to rear, radiator, door to kitchen.

## Kitchen



10' 6" x 10' 2" (3.20m x 3.10m) Window to rear, half glazed door to side, a range of fitted units and drawers with worktops over, inset sink and drainer, inset hob, extractor, fitted oven, integrated appliances, matching eye level units, storage cupboard.

## First Floor

### Landing

Loft access, airing cupboard and doors to.

# Property Details.

## Bedroom One



10' 6" x 9' 11" (3.20m x 3.02m) Window to rear, radiator.

## Bedroom Two



10' 6" x 9' 5" (3.20m x 2.87m) Window to rear, radiator.

## Bedroom Three

9' 11" x 8' 5" (3.02m x 2.57m) Window to front, radiator.

## Bedroom Four

9' 6" x 9' 5" (2.90m x 2.87m) Window to front, radiator.

## Family Bathroom



Obscure window to side, double shower, vanity WC, vanity wash hand basin, tiled splashbacks.

## Outside

### Rear Garden



A mature garden mainly laid to lawn and enclosed by brick walling and fencing, various shrubs and plants, patio area, gated side access.

### Driveway & Garage

18' 8" x 8' 0" (5.69m x 2.44m) A private driveway providing ample off road parking leading to garage which has power and light with door to rear garden.

# Property Details.

## Floorplans

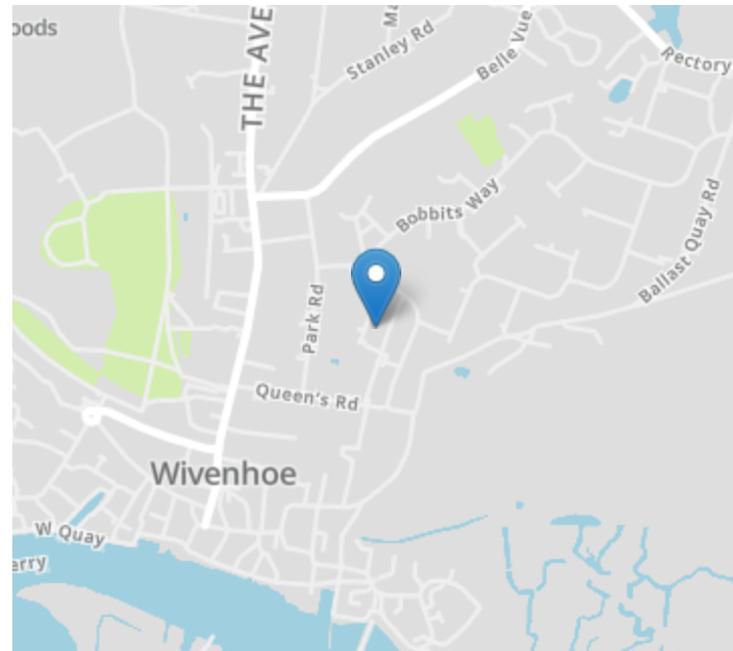


Total area: approx. 108.4 sq. metres (1167.3 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. The plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the internal area and may include wardrobe/closet space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Sandford Close, Wivenhoe

## 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.