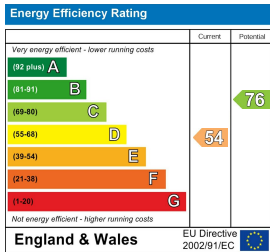




- Sought after Lexden location
- Victorian semi-detached house
- Extended kitchen/ diner with Bi-Fold doors
- Three bedrooms
- Close to Popular Schools
- Large loft room
- Large garden with sunny patio area
- Private Drive
- Close to City Centre
- CHAIN FREE



GREENWOOD  
PROPERTY CONSULTANTS

**Audley Road**  
**Colchester, CO3 3TZ**

**£490,000**  
**: Deposit**  
**: Available Date**



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements





## Property Description

Nestled in the sought-after Lexden area of Colchester, this exquisite semi-detached Victorian house offers a perfect blend of charm and modern living. Built in 1900, the property boasts a generous 1,432 square feet of living space, making it an ideal family home.

Upon entering through the spacious hallway, you are welcomed by a spacious living room with bay window, original features and feature Fireplace with alcove cupboards, perfect for entertaining guests or enjoying quiet family evenings.

The heart of the home is the extended kitchen diner, which features bi-fold doors that seamlessly connect the indoor space with the outdoor garden, creating a bright and airy atmosphere. The kitchen features granite worktop, SMEG gas hob, electric oven and grill. The rear family area has underfloor heating and a vaulted ceiling. Bedroom three is located off the hallway. In addition the dining / breakfast room is accessed with built in storage and also a separate cloakroom.

The property comprises of three well-proportioned bedrooms providing ample space for family or guests. The Principle room having fitted wardrobes. In addition, there is a spacious loft room with Velux window and eaves storage.

The family bathroom is a simply stunning 'wet room', conveniently located, ensuring comfort and practicality for everyday living with gorgeous tub, contemporary tiling, walk in shower and vanity sink. In summary, this delightful Victorian house on Audley Road is a wonderful opportunity for those seeking a charming residence in a

prime location. With its spacious layout, modern features, and proximity to the city centre, it is sure to appeal to families and professionals alike.

The property is double glazed and has Gas Central Heating (not tested).

### Outside

To the front of the house is an Original Victorian tiled path and adjacent one private parking space.

The large, West facing garden is a lovely suntrap with a gorgeous patio area, perfect for relaxing or entertaining on long summer days. In addition there is a good size garden shed.

### Location

This elegant family home is located in the most highly sought after Lexden area, positioned to the West of the City Centre.

The property is a short walk from Crouch Street with its range of specialist shops including Gunton's Delicatessen, a Tesco Express and variety of popular bars and restaurants. Colchester town centre provides an excellent range of shopping and recreational facilities, wine bars, restaurants, the Mercury Theatre and Firstsite Art Gallery as well as Castle Park.

In addition the location is within easy walking distance to some of the most desirable schools in the county, including St. Mary's School for girls and the Royal Grammar School. The train station is conveniently close with easy access and mainline links to London Liverpool Street in approximately 50 minutes, as well as the A12 being within easy driving distance.

