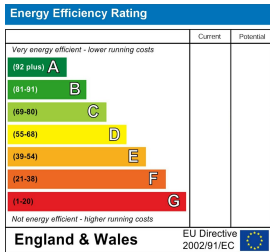


- Three bedroom detached Victorian house
- Popular Lexden location
- Separate Annex
- Three reception rooms
- En-suite to Principle bedroom
- Extended kitchen/ diner
- Large garden
- Outdoors sauna and workshop
- Good access to A12
- Close to local shops, schools and retail parks



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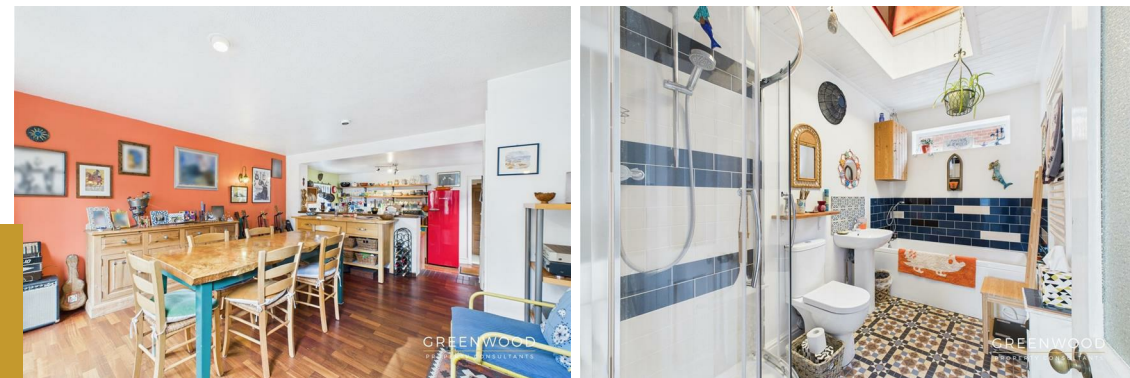
**Halstead Road**  
**Colchester, CO3 9AE**

**£475,000**  
: Deposit  
: Available Date

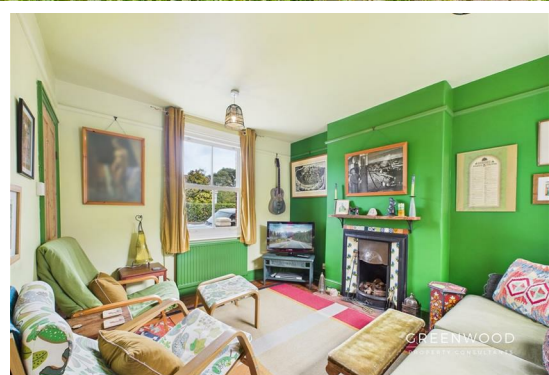
87 Crouch Street  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to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







## Property Description

Welcome to Halstead Road in the sought after Lexden location, to the West of Colchester. This delightful Victorian detached house offers a perfect blend of classic elegance and modern convenience. Spanning an impressive 1,618 square feet (including outbuildings), the property boasts three spacious reception rooms, providing ample space for both relaxation and entertaining.

The heart of the home is the extended kitchen and dining area, which is designed to be both functional and inviting, making it an ideal space for family gatherings or dinner parties. The kitchen features solid wood work-tops, butler sink, mahogany block flooring and a raised dining area with French doors onto the garden.

With three well-proportioned bedrooms, this residence comfortably accommodates families or those seeking extra space for guests. The property features two recently installed bathrooms, ensuring that morning routines run smoothly for everyone. Additionally, the annex presents a versatile opportunity, whether it be for a home office, guest suite, or even a creative studio.

This home is not just a property; it is a lifestyle choice, combining the charm of Victorian architecture with the practicality of modern living. With its prime location in Colchester, you will enjoy the benefits of a vibrant community while having the comfort of a

spacious and well-appointed home. This is a rare opportunity to acquire a property that truly has it all.

### Outside

For those who appreciate outdoor living, the garden is a true highlight, complete with a luxurious sauna, perfect for unwinding after a long day. Furthermore, the large workshop offers an excellent space for hobbies or storage, catering to a variety of interests.

### Location

The property is conveniently positioned for access to the town centre, Stane Park and Tollgate retail parks, also within walking distance of local schools, making it an ideal choice for families. The A12 is accessible London bound to the M25 and Colchester North Station offers services to London Liverpool Street.