

oakheart



£750,000

Offers In Excess Of  
Maldon Road, Colchester



An exquisite six-bedroom Edwardian semi-detached house located on the sought-after Maldon Road, boasting timeless character features throughout. Situated in a prime location with easy access to high-performing schools, Colchester City Centre, and convenient transport links, this residence offers the perfect blend of classic charm and modern convenience.

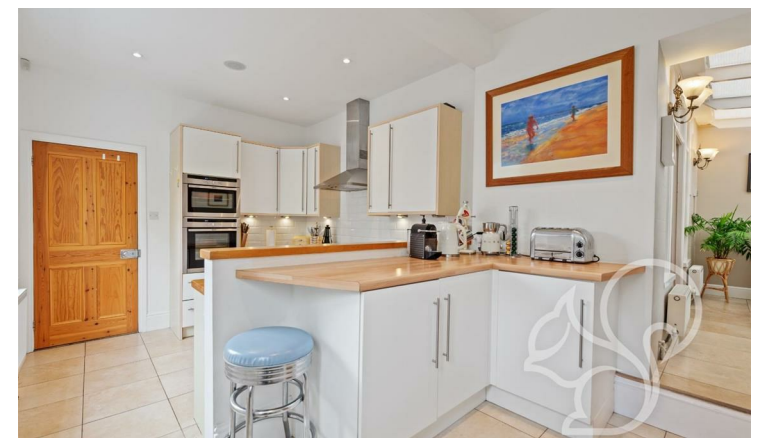
As you enter through the large entrance hallway, to your left you'll find a spacious lounge adorned with a fireplace and a bay window, exuding a warm and inviting ambiance. Adjacent is a further sitting room with another fireplace, seamlessly flowing into the elegant dining room. The well-equipped kitchen and a utility room provide functional spaces for culinary pursuits and household activities. Completing this level is a convenient WC.

Ascending to the first floor, you'll encounter a second bedroom mirroring the grandeur of the lounge downstairs, featuring a bay window that bathes the room in natural light. Additionally, there are three more bedrooms and a well-appointed family bathroom, catering to the needs of a growing family.

On the second floor, you'll discover the principal bedroom, exuding a sense of luxury and privacy. Adjacent is a versatile bedroom/dressing room, along with a bathroom for added convenience and comfort.

The property also includes a basement, providing ample storage and potential for various uses based on your lifestyle and preferences.

The Mediterranean-style rear garden is a true oasis, showcasing multiple terrace and patio areas surrounded by lush mature plantings. This tranquil retreat invites al fresco dining, relaxation, and entertaining. A driveway offers off-road parking and convenient access to the garage. The front garden is elegantly retained by painted walling and hedgerow, with slate steps leading up to the entrance door, enhancing the overall aesthetic appeal of the property.















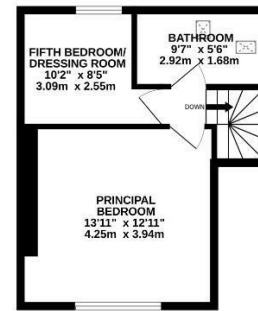
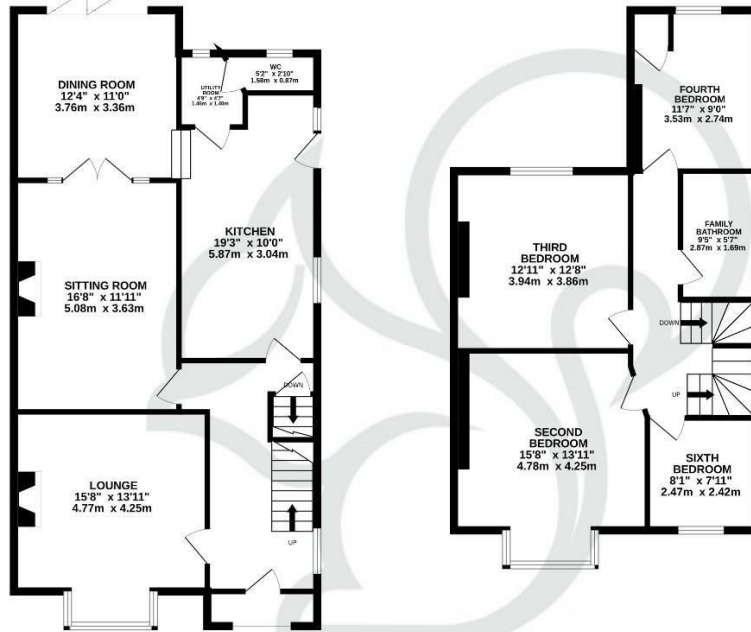
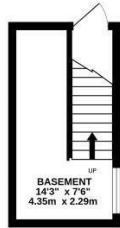


BASEMENT  
127 SQ. FT. (11.76 SQ. M.) APPROX.

GROUND FLOOR  
907 SQ. FT. (84.21 SQ. M.) APPROX.

FIRST FLOOR  
672 SQ. FT. (62.44 SQ. M.) APPROX.

SECOND FLOOR  
330 SQ. FT. (30.71 SQ. M.) APPROX.



TOTAL FLOOR AREA : 2016 sq.ft. (187.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Local Authority:  
Colchester

Tenure:  
Freehold

Council Tax Band:  
F

### Energy Efficiency Rating

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            | 71        |
| (55-68) <b>D</b>                            | 53                         |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

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.

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