

oakheart



£700,000

Asking Price
Maldon Road, Colchester

Guide Price: £700,000 - £750,000.

An exquisite four-bedroom, two-bathroom detached home, ideally positioned along the prestigious Maldon Road. Immerse yourself in luxury and convenience, as this residence offers seamless access to Colchester City Centre, renowned educational institutions such as Colchester Royal Grammar, Colchester High School, and St Mary's School for Girls, as well as swift transportation links via the A12 and Colchester Station, granting direct trains to London Liverpool Street.

Step into a world of sophistication through a charming porch, leading you into an elegant entrance hall that sets the stage for the entire residence. A

well-appointed downstairs shower room, complete with underfloor heating, ensures comfort and indulgence. The spacious lounge, adorned with a bay window and a fireplace, creates a cozy ambiance for relaxation. The dining room, featuring French doors opening to the rear garden, offers a perfect setting for entertaining guests. The kitchen breakfast room is a culinary masterpiece, equipped with fully integrated NEFF appliances, promising a modern and seamless cooking experience.

Ascend to the first floor, where a generously sized landing welcomes you to the master bedroom and three additional double bedrooms. Each bedroom exudes a sense of sophistication and comfort, providing an ideal retreat for residents. The modern family bathroom, meticulously designed, becomes a

sanctuary for relaxation and rejuvenation.

A grand driveway welcomes you with open arms, providing ample off-road parking, while the meticulously landscaped front garden enhances the property's curb appeal. A garage offers convenient parking and additional storage solutions. The rear garden, a true outdoor haven, unfolds with multiple patio areas, a well-manicured lawn, and side access for added convenience. This private oasis invites you to enjoy al fresco dining, entertain guests, or simply unwind in a tranquil environment.



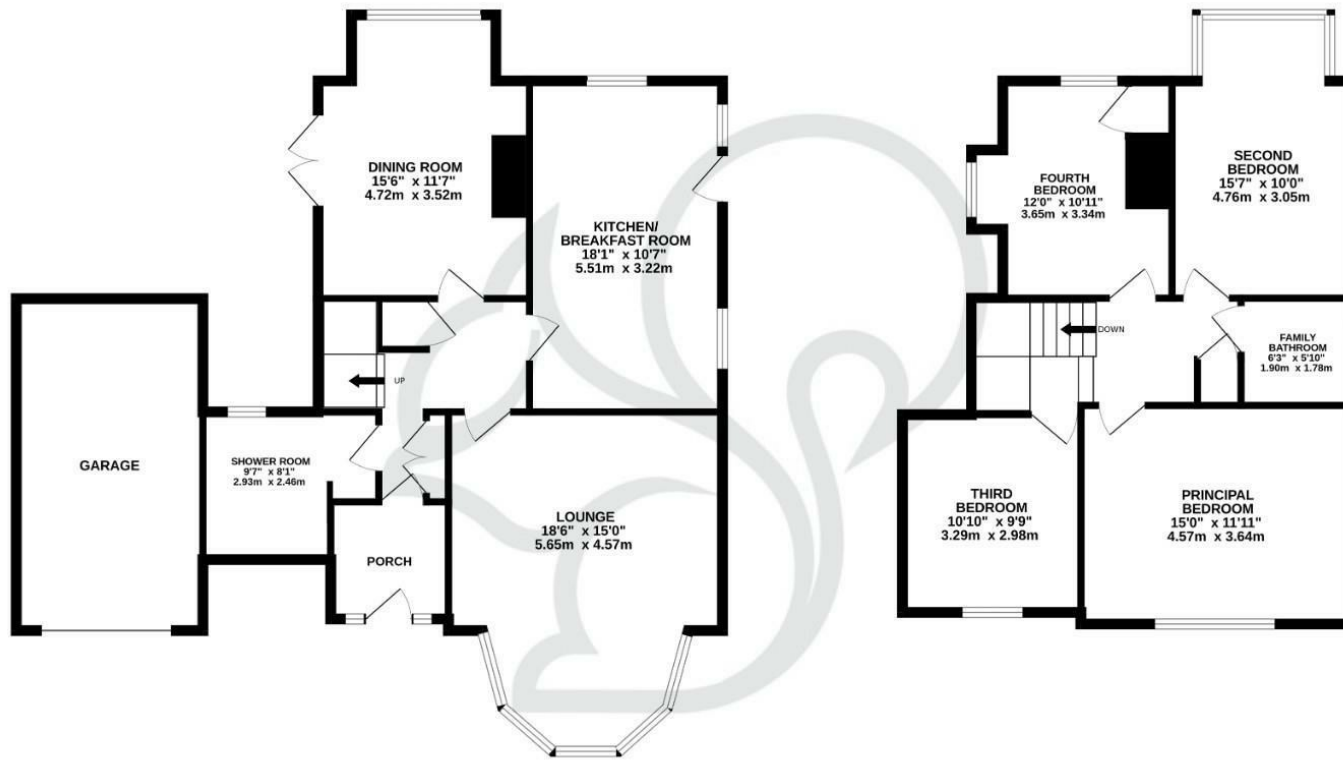






GROUND FLOOR
970 sq.ft. (90.1 sq.m.) approx.

1ST FLOOR
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA : 1633 sq.ft. (151.7 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) A		
(81-91) B		
(69-80) C		71
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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