

oakheart



£875,000

Offers In Excess Of
Lexden Road, Lexden

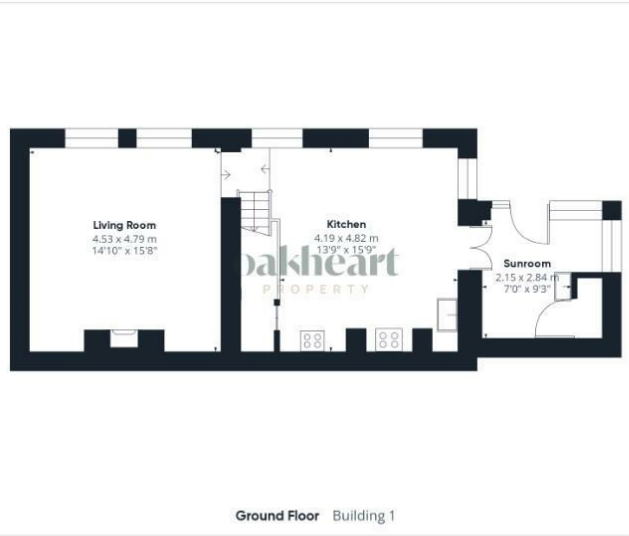
Indulge in the epitome of refined living within this remarkable four-bedroom semi-detached Grade II listed Georgian family home, positioned on the highly sought-after Lexden Road. Spread gracefully across four floors and ensconced within grounds spanning just over a third of an acre, this residence exudes timeless elegance and contemporary sophistication in equal measure.



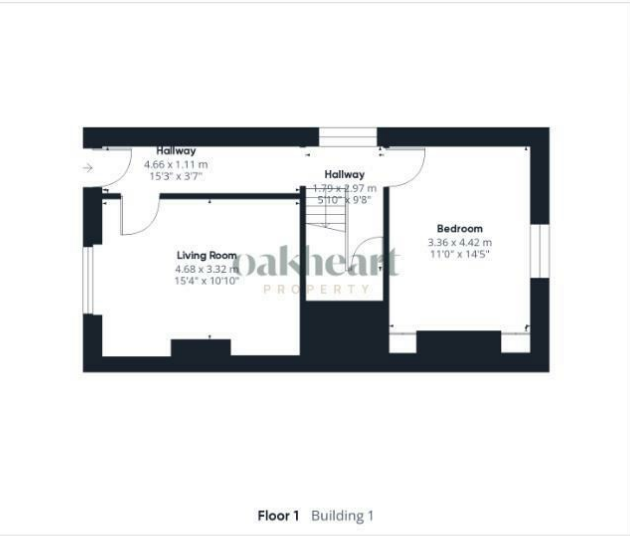




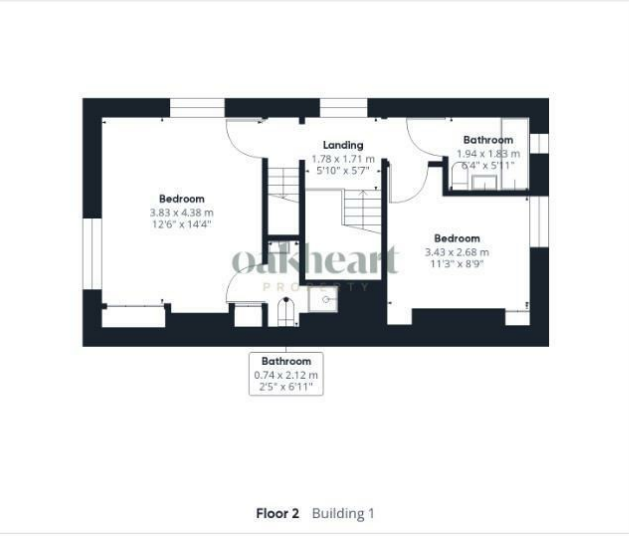




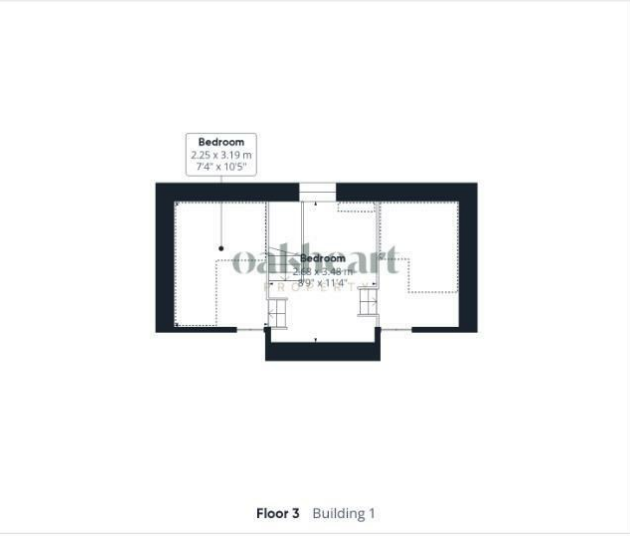
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 3 Building 1

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Approximate total area^m
 165.44 m²
 1780.73 ft²

Reduced headroom
 9.23 m²
 99.31 ft²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
F

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 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.