

oakheart

£425,000

Guide Price
London Road, Copford



Guide Price: £425,000 - £450,000.

A charming and deceptively spacious four-bedroom, two-bathroom semi-detached home, perfectly positioned in the highly sought-after area of Copford. This beautiful property offers exceptional access to high-performing schools, Stane Retail Park, the A12, and Marks Tey Station, which provides direct trains to London Liverpool Street.

As you enter, you are welcomed by a bright entrance hallway that leads to a modern downstairs shower room for added convenience.

The large and inviting lounge area includes an under-stairs cupboard for additional storage. The extended kitchen/breakfast room is a standout feature, boasting oak units, luxurious granite worktops, and a double butler sink, making it perfect for family meals and entertaining. Adjacent to the kitchen is a versatile study/snug room, offering a cosy retreat or a practical workspace. The spacious conservatory, which doubles as a dining room, opens out to the rear garden, creating a seamless indoor-outdoor living experience.

Upstairs, a large landing area leads to three generous double bedrooms and a well-sized fourth bedroom, all complemented by a

well-appointed family bathroom.

The expansive rear garden is a tranquil oasis, featuring a patio area, lawn, pond, shed, and mature trees and shrubs. A large garage has been partially converted into a sunroom, with the remaining space still available for vehicle storage. An additional courtyard area provides an ideal spot for enjoying morning coffee. The large front driveway offers ample off-road parking for multiple vehicles.

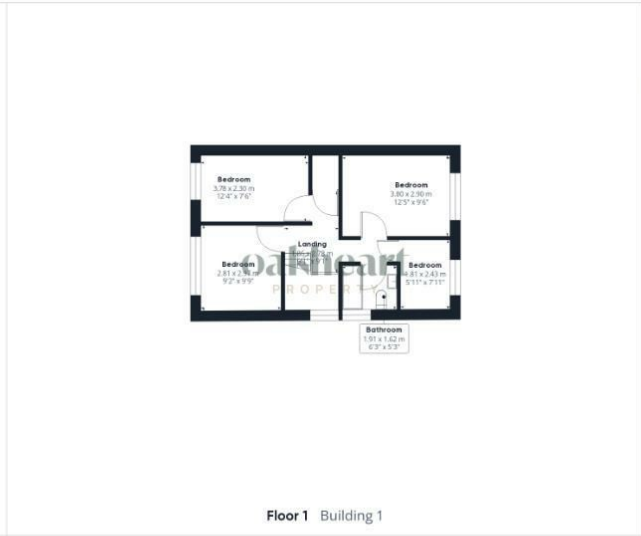
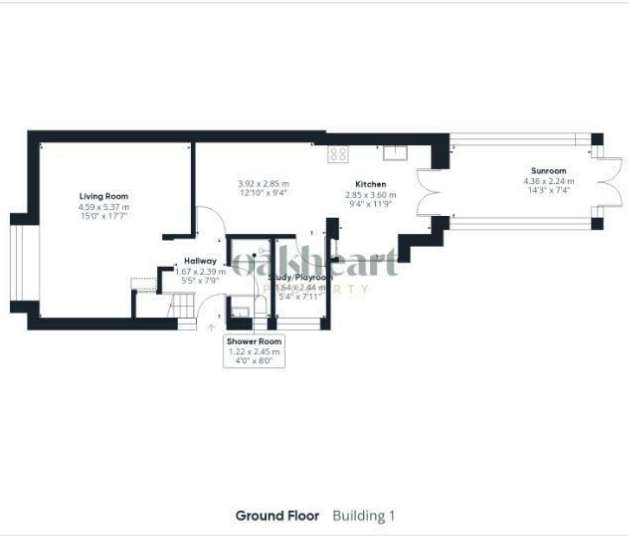
This fantastic home seamlessly blends spacious living with modern amenities, making it an ideal choice for families looking to settle in the desirable Copford area.











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Approximate total area^m
 131.3 m²
 1413.31 ft²

Reduced headroom
 0.27 m²
 2.88 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:
C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(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.