

oakheart



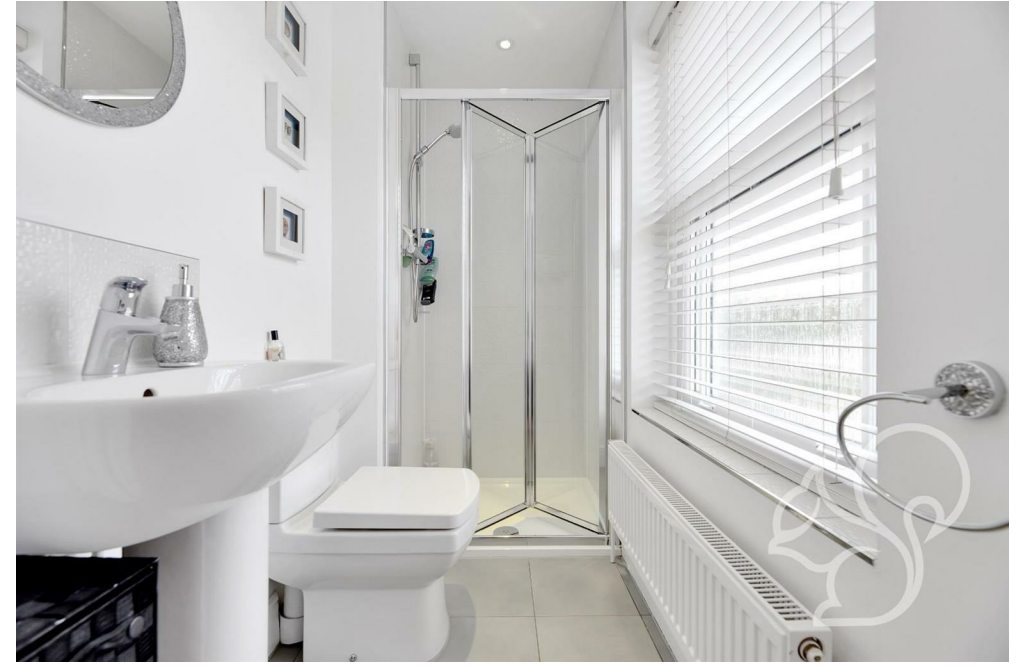
£500,000

Offers In Excess Of
Lexden Road, Lexden

Positioned in the enviable location of Lexden, this striking four bedroom, three bathroom detached residence offers an exquisite blend of modern design and functional living. Situated within close proximity of high-performing schools, the vibrant Colchester City Centre, and convenient transport links, this property encapsulates the essence of comfortable and convenient living.



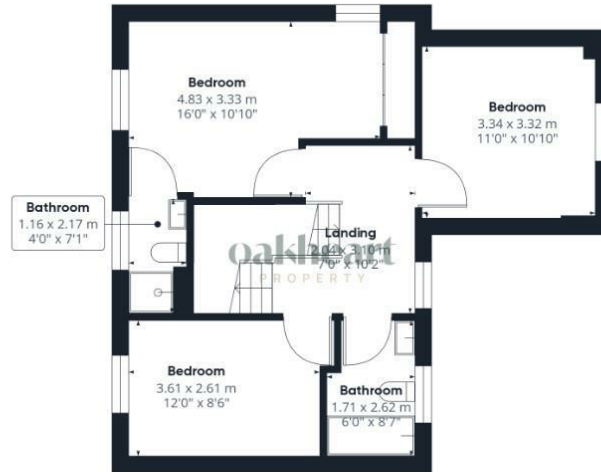




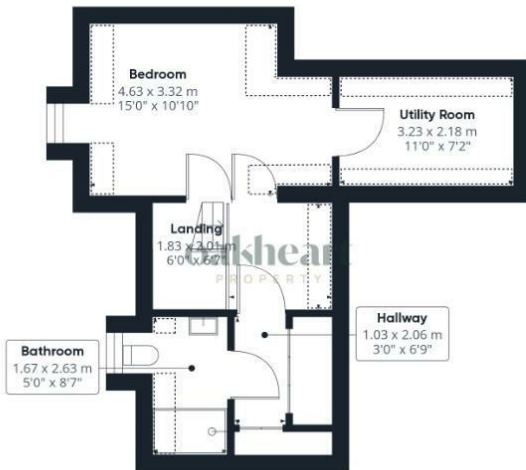




Ground Floor



Floor 1



Floor 2

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Approximate total area⁽¹⁾

143.49 m²
1544.51 ft²

Reduced headroom

6.52 m²
70.18 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 | | |
| (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.

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