

oakheart

£650,000

Guide Price

Lexden Road, Lexden



Guide Price £650,000 - £700,000

This exquisite four-bedroom townhouse, located in the prestigious Sovereign Crescent, off Lexden Road, offers a perfect blend of Regency-inspired architecture and modern-day comfort. Situated in the highly sought-after Lexden area, it benefits from proximity to Colchester City Centre and access to high-performing state and private

schools.

Built in 1998 on the historic site of the former Colchester Maternity Hospital, Sovereign Crescent is a distinguished row of 14 three-storey homes, thoughtfully designed by Classic New Homes. Renowned for their ability to emulate period properties, the developers created a crescent reminiscent of the sweeping architectural grandeur seen in

Bath and London. The homes feature ornate stucco facades and Regency-style balconies, complemented by intricate interior details such as high ceilings, skirting boards, architraves, and cornices, all designed to reflect the elegance of the era.









54.79 ft²

GIRAFFE360



Floor 2 Building 1



Ground Floor Building 2

	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>	75	83
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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