

oakheart

£425,000

Guide Price

Maldon Road, Colchester

Guide Price: £425,000 - £450,000.

Nestled in the sought-after Maldon Road district of Colchester, this exceptional four/five-bedroom semi-detached townhouse combines generous living spaces with an enviable location. Perfect for families or professionals, the property is set across three spacious floors, offering both versatility and style in equal measure.

Just moments away are some of the county's finest private and comprehensive schools, making it an ideal choice for families. Colchester's vibrant and historic city centre, with its mix of independent shops, restaurants,

cultural attractions, and mainline station, is within easy walking distance. The property also enjoys excellent access to local parks, leisure facilities, and road links for those commuting further afield.

Step inside and you are welcomed by a bright and spacious entrance hall with a convenient downstairs cloakroom. The sleek, modern kitchen comes fully fitted with integrated appliances, while the dual-aspect living and dining room creates a light-filled space for everyday living and entertaining, enhanced by stylish bespoke features.

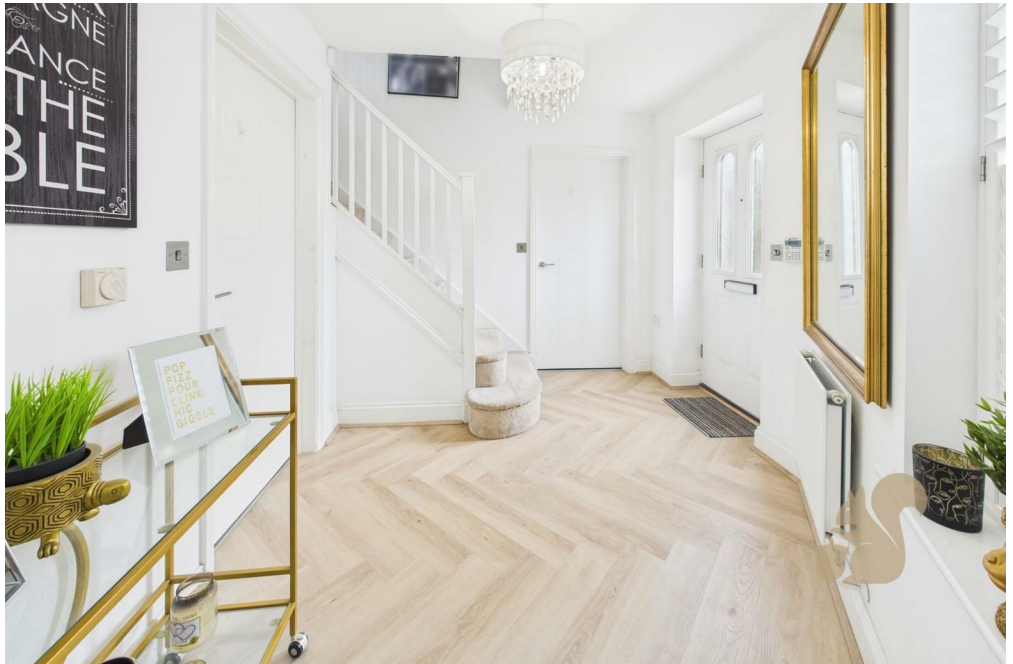
The first floor offers two substantial double bedrooms and a contemporary

family bathroom. The second floor boasts the impressive master suite with en-suite shower room, alongside two further generously proportioned bedrooms. Throughout the home, bespoke window shutters add both character and practicality.

Outside, the front garden is enclosed with elegant cast iron railings and mature hedging, offering instant kerb appeal. To the rear, a private, low-maintenance courtyard garden with artificial lawn provides the perfect spot to relax, with gated access leading directly to allocated parking for two vehicles and additional visitor spaces.











Local Authority:

Tenure:

Freehold

Council Tax Band:

E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	86
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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