

oakheart



£425,000

Guide Price
Church Road, Fordham



Guide Price: £425,000 - £450,000.

Step into the welcoming embrace of this spacious four bedroom semi-detached family home nestled within the coveted village of Fordham. Radiating charm and elegance, this gem promises an idyllic lifestyle with its seamless fusion of contemporary living spaces and timeless appeal.

Upon entering, an inviting entrance hall sets the tone for what lies within. To the left, a generously proportioned lounge/bedroom, offering versatility to adapt to your family's evolving needs. Continuing along the hall, the home unfurls into a captivating open-plan expanse where the heart of the household resides – a stunning kitchen diner bathed in natural light cascading through the sky-lit ceiling. Revel in culinary delights amidst the stylish surrounds of a central island, while underfloor heating adds a touch of luxury. Also, a snug living area invites relaxation. Completing the ground floor, a convenient playroom, while a practical utility room and contemporary downstairs shower room.

Ascending the staircase to the first floor, a landing leads to three generously proportioned bedrooms, each exuding comfort and style. The second bedroom, adorned with built-in wardrobes, offers a sanctuary of serenity, while a modern family bathroom equipped with a toilet, sink, bath, and separate walk-in shower.

Outside, the delights continue with a spacious rear garden offering a large patio area perfect for al fresco dining and entertaining. Beyond, a lush lawn provides space for outdoor activities, while an additional patio and stoned area to the rear of the garden boasts two sheds and an hobby room with power, providing ample storage solutions for outdoor equipment. With the front offering Off road Parking

With its prime location offering easy access to high-performing schools, local amenities, and excellent transport links including the A12 and Marks Tey Station with direct trains to London Liverpool Street.

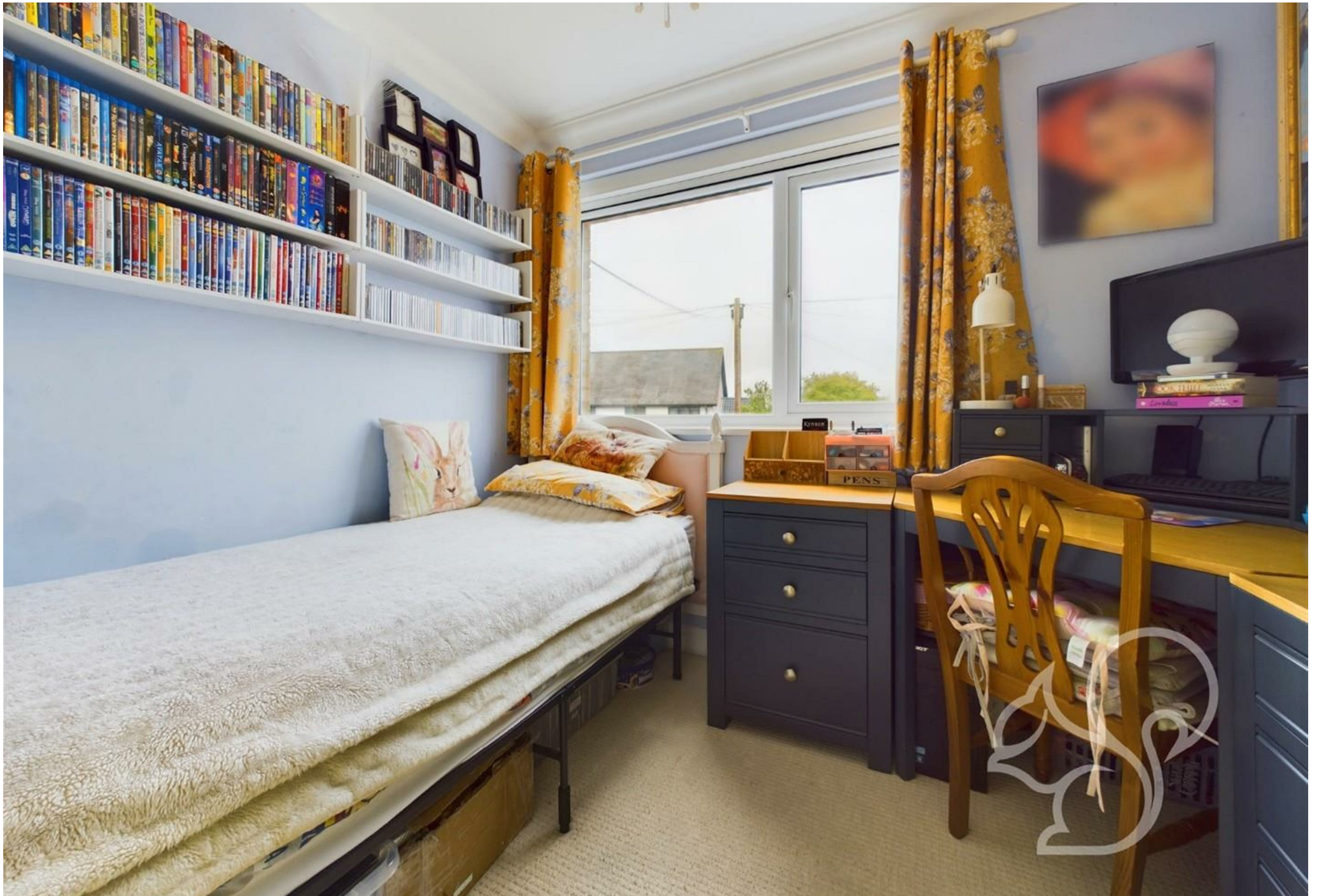


















Ground Floor



Floor 1

Approximate total area⁽¹⁾
 129.08 m²
 1389.38 ft²

(1) Excluding balconies and terraces

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


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		82
(69-80) C	71	
(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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