

oakheart

£400,000

Guide Price
Endsleigh Court, Lexden



Guide Price £400,000 - £425,000

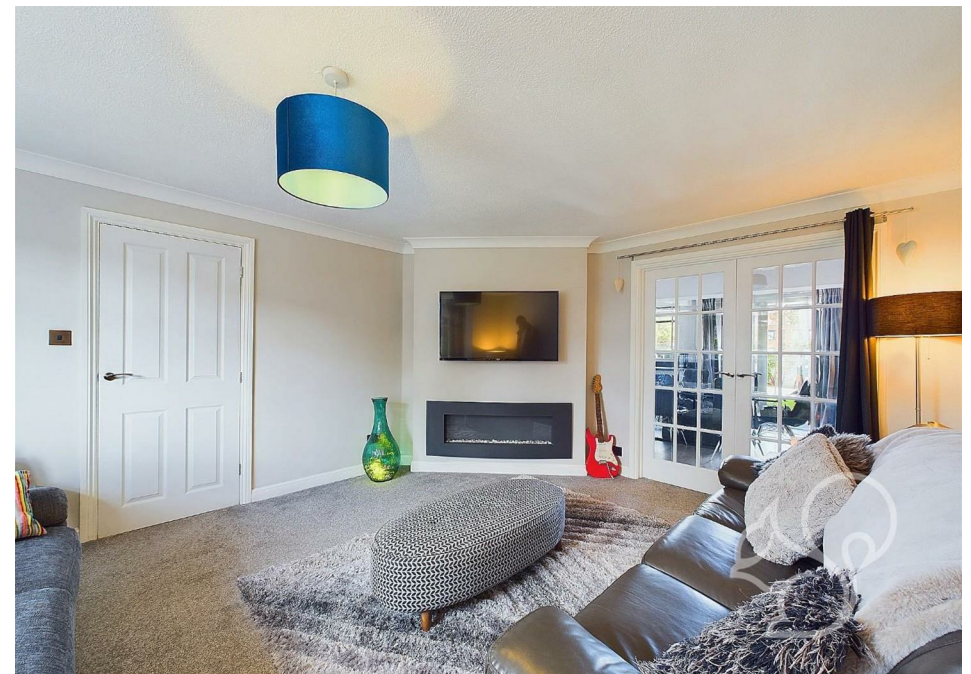
Nestled in a peaceful cul-de-sac in Lexden, this meticulously maintained and thoughtfully expanded three-bedroom semi-detached home offers an ideal environment for a growing family. Conveniently located, the property is close to various local amenities, including Colchester Grammar School, and Girls High School, and easy access to the town centre. Additionally, it is near Stanway's retail centres and several highly regarded schools.

Commuting is made straightforward with easy access to bus routes that provide seamless transit to Colchester's bustling city centre and quick connections to major roads such as the A12 and A120.

Upon entering, you are greeted by a warm entrance hall that leads into a spacious living room, designed for relaxation and family gatherings. A standout feature of this residence is the recently renovated open-plan kitchen/diner, which combines modern aesthetics with functionality. It showcases an impressive array of stylish cabinetry and integrated appliances, making it perfect for culinary enthusiasts. Adjacent to this space is a practical utility room/office space and a convenient WC, catering to everyday needs.

As you ascend to the first floor, you will find three well-appointed bedrooms. The master and second bedrooms come with built-in storage solutions, optimizing space while maintaining a clean aesthetic. Completing this level is a well-designed family bathroom that adds to the home's overall appeal.

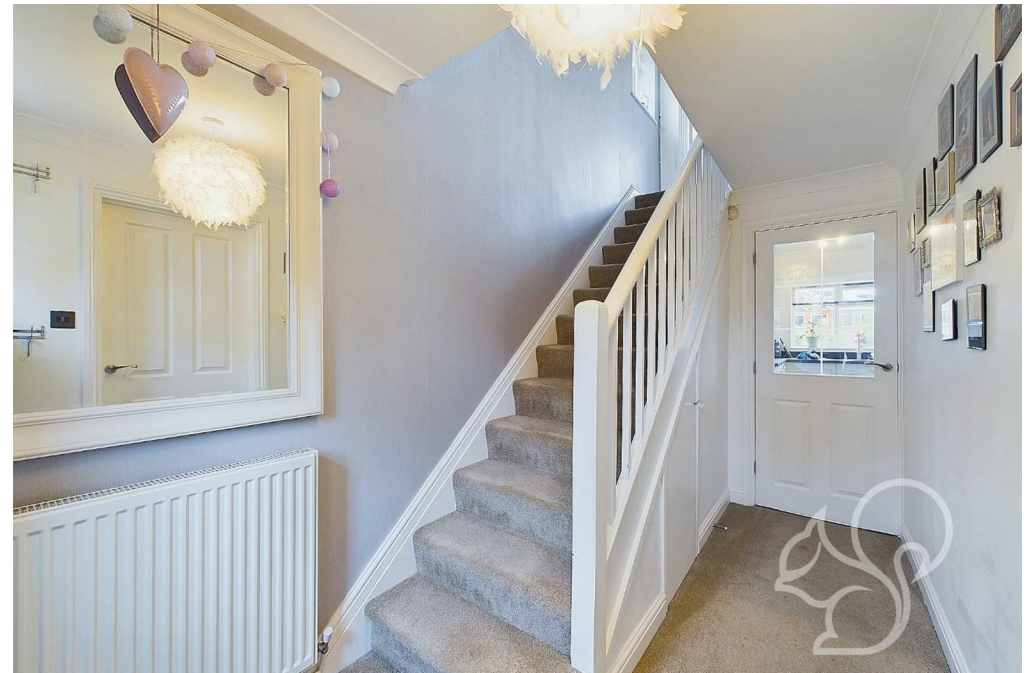
Outside, the property boasts ample off-road parking suitable for multiple vehicles, complemented by a garage that enhances convenience for the modern homeowner. The private enclosed rear garden serves as a tranquil retreat, ideal for outdoor gatherings or simply relaxing amidst lush greenery. This residence not only offers comfort and style but also embodies the essence of family living in one of Lexden's most desirable locations.



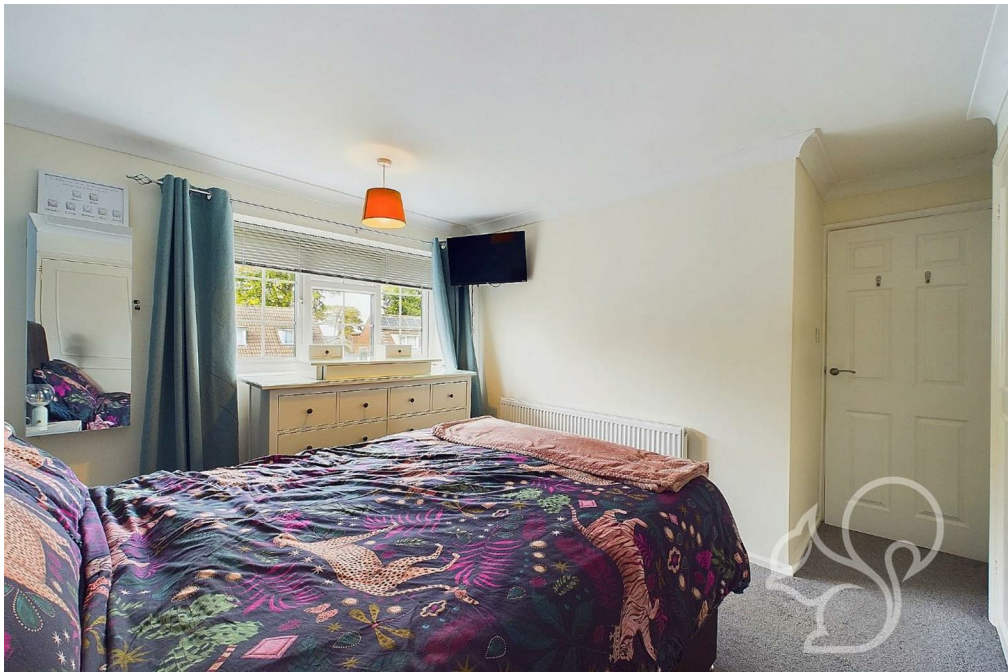




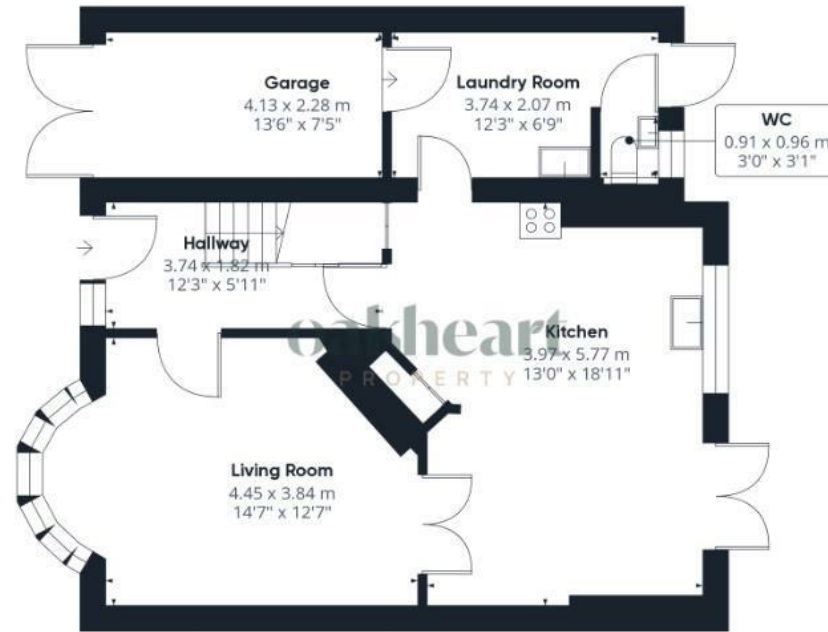












Ground Floor



Floor 2

Approximate total area⁽¹⁾

100 m²
1076.39 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360


Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
D



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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