



**London Road, Kelvedon CO5 9AR**

**welcome to**

**London Road, Kelvedon**

Victorian style three bedroom extended family home which has been modernised to a high standard. Large open plan kitchen/diner/family room. Ensuite bathroom, family shower room and downstairs cloakroom. Lounge/playroom as well as home office. Large rear garden with summerhouse/bar.



### **Entrance Hall**

Entrance door to front with matching side panel.  
Stairs rising to first floor and doors into :-

### **Lounge**

13' 5" x 11' 5" ( 4.09m x 3.48m )

Currently being used as a playroom. Bay window to front, wooden flooring and period open fireplace.

### **Downstairs Cloakroom**

Hand wash basin and w.c.

### **Kitchen / Diner / Family Room**

31' 2" x 15' 2" ( 9.50m x 4.62m )

Open plan family space. Two windows to side, two velux windows and bi- fold doors leading into rear garden. Modern fitted kitchen with a range of wall and base units with worksurfaces incorporating sink and drainer unit and mixer tap. Island with inset gas hob, oven , base cupboards and drawers. Further built in oven, microwave and fridge/freezer. Space for washing machine. Tiled flooring and spotlighting

### **First Floor**

#### **Landing**

Window to side and doors to :-

#### **Bedroom One**

19' 6" x 8' 10" ( 5.94m x 2.69m )

Window to rear. Lots of built in wardrobes. Door into :-

#### **Ensuite Bathroom**

Window to rear. Built in bath with tiled splashback wall. Vanity wash hand basin, w.c and heated towel rail.

#### **Bedroom Two**

13' 2" x 10' 8" ( 4.01m x 3.25m )

Bay window to front.

#### **Bedroom Three**

9' x 8' 3" ( 2.74m x 2.51m )

Window to side.

### **Shower Room**

Window to front. Built in shower, vanity wash hand basin, w/c and heated towel rail.

### **Exterior**

#### **Front**

Shingle driveway to front and side of property offering ample off road parking.

#### **Garage**

Electric roll door to front. Front part is used as a workshop and storage area, The rest has been converted into :-

#### **Home Office**

16' 4" x 9' 9" ( 4.98m x 2.97m )

Window to rear and door to side. WIFI installed.

#### **Rear Garden**

Approx 80ft (STS ) in length. Enclosed by panel fencing. Commencing with a patio area which leads onto large lawned area. Summerhouse/ Tiki style bar and two further garden sheds at the rear of the garden. Children's playhouse.



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welcome to

## London Road, Kelvedon

- Period three bedroom extended family home with underfloor heating
- Ensuite bathroom, shower room and downstairs cloakroom
- Large open plan kitchen/diner/family room with bi-fold doors to rear
- Rear garden of 80ft (STS) and Home office with WIFI connected
- Ample off road parking

Tenure: Freehold EPC Rating: C

offers in excess of

**£475,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CGS105234 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
william h brown



**01376 561204**



[Coggeshall@williamhbrown.co.uk](mailto:Coggeshall@williamhbrown.co.uk)



2 Market Hill, Coggeshall, COLCHESTER, Essex,  
CO6 1TS



[williamhbrown.co.uk](http://williamhbrown.co.uk)