



Henley Court, Colchester, CO3 4HD



welcome to

Henley Court, Colchester

This three bedroom linked family home is situated in the ever popular 'Poets Corner' area of Lexden, offering excellent access to local amenities, schools, A12 and Tollgate Retail Park. The property benefits from spacious living accommodation, master bedroom with dressing room, garage & parking.



This spacious family home is situated in the sought-after Lexden area, on the west side of Colchester.

Ground floor accommodation comprises entrance hall, cloakroom, lounge, kitchen/breakfast room, dining room and utility room. The first floor offers master bedroom with Juliet balcony and dressing room, two further double bedrooms and family bathroom.

Externally there is an enclosed rear garden, off road parking and garage.

Entrance Door To:

Entrance Porch

With windows and door to:

Entrance Hall

Stairs to first floor, doors to:

Cloakroom

Low level w.c., wall mounted wash hand basin, radiator, tiled floor.

Lounge

15' 3" max x 10' 7" max (4.65m max x 3.23m max)
Upvc double glazed window to front, gas fireplace with feature surround, carpet, radiator.

Kitchen

16' 3" max x 9' 1" max (4.95m max x 2.77m max)
Upvc double glazed window to rear, range of matching wooden base and eye level units, roll edge work surfaces, inset stainless steel sink and drainer with mixer tap, tiled splashback, tiled floor, integrated oven and hob with extractor hood over, space for appliances, door to Utility Room, square archway to Dining Room.

Dining Area

18' 1" max x 9' 3" max (5.51m max x 2.82m max)
Upvc double glazed window to rear, upvc double glazed patio doors to side leading to garden, carpet, radiator.

Utility Room

12' 2" x 6' 3" (3.71m x 1.91m)
Upvc double glazed window and door to rear, door to Garage, laminate flooring, base level unit with inset sink and drainer, wall mounted cupboards.

First Floor Accommodation

Landing

Upvc double glazed window to side, doors to:

Master Bedroom

11' 4" x 8' 7" (3.45m x 2.62m)
Upvc double glazed window to side, upvc double glazed doors to Juliet balcony, radiator.

Dressing Room

11' 7" max x 8' 9" max (3.53m max x 2.67m max)
Built-in wardrobes, carpet, inset spotlights, radiator.

Bedroom Two

11' 10" x 11' 5" max (3.61m x 3.48m max)
Upvc double glazed window to front, radiator, carpet.

Bedroom Three

8' 4" x 8' 2" (2.54m x 2.49m)
Upvc double glazed window to front, radiator.

Family Bathroom

Upvc double glazed window to rear, modern four piece suite comprising tiled shower bath, separate double shower cubicle, pedestal wash hand basin and low level w.c., tiled walls and floor, inset spotlights, radiator.

Outside

To the front of the property there is a driveway providing off road parking and giving access to the Garage. There is a lawned front garden area enclosed by hedging.

The rear garden commences with paved patio area with step up to lawned area, enclosed by panel fencing.



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Henley Court, Colchester

- Linked Family Home
- Spacious Living Accommodation
- Cloakroom & Four Piece Family Bathroom
- Master Bedroom With Juliet Balcony & Dressing Room
- Two Further Double Bedrooms
- Off Road Parking & Garage
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: D

£400,000



directions to this property:

Refer to map



Please note the marker reflects the postcode not the actual property

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Property Ref:
CCS119434 - 0003

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william h brown



01206 577772



Colchester@williamhbrown.co.uk



8 Culver Street West, COLCHESTER, Essex, CO1 1JG



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)