



Bromley Road, Colchester, CO4 3JF

welcome to

Bromley Road, Colchester

Occupying a **GENEROUS PLOT** this charming **EXTENDED DETACHED HOUSE** provides **AMPLE FAMILY ACCOMMODATION** and is well presented throughout. Situated in **POPULAR RESIDENTIAL AREA** the property is ideal for **LOCAL SCHOOLS**, various shops, bus services and the A12/A120. Viewing is absolutely essential.



Entrance

The property is entered via the front door with obscure double glazed inset leading to:

Entrance Hall

Obscure double glazed window to the front aspect, built-in cupboard (housing the electric meter), radiator, picture rail, dado rail, oak flooring, stairs rising to the first floor and doors leading to;

Cloakroom

Low level WC, wash hand basin, tiled walls and oak flooring.

Sitting Room

13' 4" into bay x 12' max (4.06m into bay x 3.66m max)
Double glazed bay window to the front aspect, chimney breast, period style fireplace feature with tiled hearth, 2 radiators, picture rail and oak flooring.

Living Room

18' 2" x 10' 6" max (5.54m x 3.20m max)
Double glazed sliding patio doors opening onto the rear garden, double glazed window to the side aspect, chimney breast, period style fireplace feature with tiled hearth, two radiators, picture rail and oak flooring.

Kitchen

14' 8" x 7' 2" (4.47m x 2.18m)
Double glazed window to the rear aspect, one-and-a-half bowl sink and drainer inset to the worktop, range of wall and floor mounted cupboards and drawers, integral fridge, freezer and dishwasher, double electric oven with five-ring hob, radiator, picture rail and open access to:

Dining Room

19' 2" x 9' 10" (5.84m x 3.00m)
Double glazed french doors opening onto the rear garden, double glazed window to the rear aspect, two radiators and doors leading to;

Utility Room

7' 4" x 6' 2" max (2.24m x 1.88m max)
Light well, access to the loft (part boarded), single sink and drainer inset to the worktop, washing machine, tumble dryer and an extractor fan.

Inner Lobby

Part obscure double glazed door to the side (for independent access), radiator and a door leading to:

Bedroom One

15' 6" x 13' 6" max (4.72m x 4.11m max)
Double glazed bay window to the front aspect, radiator, picture rail, laminate flooring and a door leading to:

En-Suite Shower Room

Obscure double glazed window to the front aspect, shower cubicle, wash hand basin, low level WC, radiator, extractor fan and part tiled walls.

First Floor Landing

Double glazed window to the side aspect, picture rail, dado rail and doors leading to;

Bedroom Two

12' x 10' 6" max (3.66m x 3.20m max)
Double glazed window to the front aspect, chimney breast, fitted wardrobes, radiator and picture rail.

Bedroom Three

12' x 10' 4" into wardrobes max (3.66m x 3.15m into wardrobes max)
Double glazed window to the rear aspect, chimney breast, fitted wardrobes, radiator and picture rail.

Bedroom Four

7' 4" x 7' 2" (2.24m x 2.18m)
Double glazed window to the front aspect, built-in wardrobe and a radiator.

Bathroom

Obscure double glazed window to the side aspect, access to the loft, enclosed panel bath with mixer tap and shower, wash hand basin, low level WC, hospital style radiator with heated towel rail and oak flooring.

Rear Garden

The generous rear garden is mainly laid to lawn with a decked patio, flower beds to the side, 2 sheds, bin store area, external tap and further access via the front gates and side paths.

Front Garden

The front garden is mainly laid to lawn with a front gate and paved pathway leading up to the front door.

Parking

The driveway can be found to the front of the property providing off road parking for several vehicles.



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welcome to

Bromley Road, Colchester

- Four Bedrooms
- Extended Detached Family House
- Three Reception Rooms
- En-Suite to the Master Bedroom
- Generous Rear Garden

Tenure: Freehold EPC Rating: D

£500,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CSJ108979 - 0005

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