



Benton Wick Road, Langham, Colchester, CO4 5PE

welcome to

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Offered with NO ONWARD CHAIN this charming DETACHED BUNGALOW offers GENEROUS ACCOMMODATION and has been MODERNISED THROUGHOUT. Situated in the EVER POPULAR VILLAGE OF LANGHAM the property is ideal for VARIOUS LOCAL AMENITIES, bus services and EASY ACCESS TO THE A12. Early viewing highly recommended.



Entrance

The property is entered via the part obscure double glazed side door leading to:

Hallway

Obscure double glazed window to the side aspect, access to the loft (housing the Vaillant boiler), built-in airing cupboard (with a radiator and shelving), built-in cupboard (housing the electric meter with shelving), two radiators and doors leading to;

Living Room

14' 2" x 12' (4.32m x 3.66m)

Double glazed window to the front aspect, gas fireplace feature and a radiator.

Kitchen / Dining Room

23' 10" x 13' 2" max (7.26m x 4.01m max)

Double glazed French doors opening onto the rear garden double glazed windows to the rear and side aspects, two borrowed light windows (from the hallway), single sink and drainer with mixer tap inset to the worktop, tiled splashbacks, range of wall and floor mounted matching cupboards and drawers, integral fridge, freezer, dishwasher and washing machine, built-in Neff electric oven with Neff four-ring gas hob and Neff cooker hood over, radiator, vertical designer radiator, inset spotlights and tiled flooring.

Bedroom One

14' 2" x 12' 10" max (4.32m x 3.91m max)

Double glazed window to the front aspect, fitted wardrobes, radiator and a door leading to:

En-Suite Sower Room

Obscure double glazed window to the side aspect, shower cubicle with adjustable shower head/mixer tap and waterfall shower head over, vanity wash hand basin with mixer tap and cupboard under, low

level WC, heated towel rail, extractor fan, inset spotlights, part tiled walls and tiled flooring.

Bedroom Two

11' 8" x 10' (3.56m x 3.05m)

Double glazed window to the rear aspect, fitted wardrobes and a radiator.

Bedroom Three

10' 8" into wardrobes x 8' 2" max (3.25m into wardrobes x 2.49m max)

Double glazed window to the side aspect, fitted wardrobes and a radiator.

Family Bathroom

Obscure double glazed window to the side aspect, P-shaped bath with adjustable shower head/mixer tap, pedestal wash hand basin with mixer tap, low level WC, heated towel rail, extractor fan, part tiled walls and tiled flooring.

Rear Garden

The rear garden is mainly laid to lawn with a paved patio area, flower beds to the rear and sides, external tap, external lighting and further gated access to both sides.

Front Garden

The front garden is mainly laid to lawn and includes the propane gas tank (submerged into the lawn).

Garage

16' x 8' (4.88m x 2.44m)

Up and over door to the front, double glazed window to the rear with power and lighting connected.

Parking

There is a substantial driveway to the side of the property providing off road parking for a number of vehicles.



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welcome to

Benton Wick Road, Langham Colchester

- Three Bedroom Detached Bungalow
- En-Suite Shower to the Master
- Stylish Kitchen/Dining Room
- Garage and Substantial Driveway
- Attractive Front and Rear Gardens

Tenure: Freehold EPC Rating: E

guide price

£400,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CSJ108547 - 0004

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