

Greenfinch End, Colchester, CO4 3FG

welcome to

Greenfinch End, Colchester

GUIDE PRICE £425,000 to £450,000 This impressive DETACHED FAMILY HOUSE provides GENEROUS ACCOMMODATION and is WELL-PRESENTED THROUGHOUT. Nestled in a SOUGHT-AFTER CUL-DE-SAC on the popular LONGRIDGE ESTATE the property is ideal for LOCAL SCHOOLS, various amenities, BUS ROUTES and the A12/A120.













Entrance

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

Entrance Hall

Built-in under-stairs cupboard, built-in cupboard, radiator, tiled flooring, stairs rising to the first floor and doors leading to;

Living Room

19' 8" x 12' 4" (5.99m x 3.76m)

Double glazed French doors opening onto the rear garden, double glazed window to the front aspect and two radiators.

Kitchen

11' 10" x 9' 6" (3.61m x 2.90m)

Part obscure double glazed door opening onto the rear garden, double glazed window to the rear aspect, one-and-a-half bowl sink and drainer with mixer tap inset to the worktop, range of wall and floor mounted cupboards and drawers, integral fridge, gas and electric cooker points, plumbing for a washing machine, wall-mounted Worcester boiler, radiator and tiled flooring.

Dining Room

11' 10" \times 10' 8" max ($3.61m \times 3.25m \text{ max}$) Double glazed window to the front aspect, radiator and tiled flooring.

Cloakroom

Obscure double glazed window to the side aspect, low level WC, wash hand basin, radiator, part tiled walls and tiled flooring.

First Floor Landing

Double glazed window to the rear aspect, access to the loft (part boarded), built-in airing cupboard

(housing the pressurised cylinder), radiator and doors leading to;

Bedroom One

12' $6" \times 10' \cdot 10"$ into wardrobes max ($3.81m \times 3.30m$ into wardrobes max)

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

En-Suite Shower Room

Obscure double glazed window to the front aspect, shower cubicle with adjustable shower head and mixer tap, vanity wash hand basin with cupboard under, low level WC, radiator, light/shaver point, inset spotlights, tiled walls and tiled flooring.

Bedroom Two

12' 6" x 9' 10" max (3.81m x 3.00m max) Double glazed window to the rear aspect, fitted wardrobes with sliding doors and a radiator.

Bedroom Three

12' x 9' 10" (3.66m x 3.00m)
Double glazed window to the rear aspect and a

radiator.

Bedroom Four

9' 6" extending to $\,$ x 9' $\,$ max (2.90m extending to $\,$ x 2.74m $\,$ max)

Double glazed window to the rear aspect and a radiator.

Family Bathroom

Obscure double glazed window to the front aspect, enclosed panel bath with mixer tap and shower attachment, vanity wash hand basin with cupboard under, low level WC, radiator, light/shaver point, tiled walls and tiled flooring.

Rear Garden

The rear garden is mainly laid to lawn with a paved patio, flower beds to the rear, two sheds, greenhouse, external tap and further access via the front gate and side path.

Garage

18' x 8' (5.49m x 2.44m)

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

Driveway

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





welcome to

Greenfinch End, Colchester

- Four Bedroom
- Detached Family House
- Kitchen and Dining Room
- En-Suite to the Master Bedroom
- Attractive Rear Garden

Tenure: Freehold EPC Rating: C

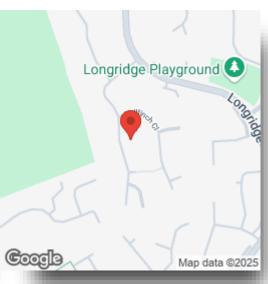
guide price

£425,000









Please note the marker reflects the postcode not the actual property

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Property Ref: CSJ109125 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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