



Churnwood Road, Colchester, CO4 3EX

welcome to

Churnwood Road, Colchester

£400,000-£425,000 Guide. A GENEROUS CORNER PLOT this EXTENDED SEMI-DETACHED HOUSE offers SUBSTANTIAL FAMILY ACCOMMODATION is well-presented throughout. Situated in a SOUGHT-AFTER LOCATION the property is convenient for SCHOOLS, bus services, SHOPS and the A12/A120. Viewing is highly recommended.



Entrance

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

Entrance Hall

Obscure double glazed windows to the front aspect, built-in understairs cupboard, built-in cupboard, radiator, stairs rising to the first floor and multi-paned doors leading to;

Lounge / Dining Room

24' 6" x 11' 2" max (7.47m x 3.40m max)

Double glazed sliding patio doors opening onto the rear garden, double glazed window to the front aspect, chimney breast with electric fireplace feature and two radiators.

Study / Bedroom Five

8' 6" x 7' (2.59m x 2.13m)

Double glazed windows to the front and side aspect, obscure glazed window to the side, radiator and a door leading to:

Cloakroom

Obscure double glazed window to the side aspect, low level WC and a wash hand basin with tiled splashbacks.

Kitchen / Breakfast Room

13' 10" x 12' 4" max (4.22m x 3.76m max)

Double glazed French doors to the side opening onto the rear and side gardens, two double glazed windows to the rear aspect, one-and-a-half bowl sink and drainer with mixer tap inset to the worktop, tiled splashbacks, range of wall and floor mounted matching cupboards and drawers, integral dishwasher and freezer, plumbing for a washing machine and a built-in electric double oven with four-ring electric hob and cooker hood over.

First Floor Landing

Access to the loft and doors leading to;

Bedroom One

14' 10" x 12' into wardrobes max (4.52m x 3.66m into wardrobes max)

Double glazed window to the side aspect, fitted wardrobes with mirror front sliding doors and a radiator.

Bedroom Two

12' 4" x 10' 4" max (3.76m x 3.15m max)

Double glazed window to the front aspect, built-in cupboard and a radiator.

Bedroom Three

11' 2" x 9' 10" max (3.40m x 3.00m max)

Double glazed window to the rear aspect, built-in wardrobes, built-in airing cupboard (housing the water tank with shelving) and a radiator.

Bedroom Four

10' x 7' (3.05m x 2.13m)

Double glazed window to the side aspect, fitted wardrobes with mirror front sliding doors and a radiator.

Family Bathroom / Wc

Obscure double glazed window to the rear aspect, enclosed panel bath with mixer tap, adjustable shower head with mixer tap, pedestal wash hand basin with mixer tap, low level WC, radiator and tiled walls.

Rear And Side Gardens

The enclosed rear and side gardens are mainly laid to lawn with flower beds and shrubs to the rear and sides, greenhouse to the side, external tap and further gated access to the front and rear.

Garage

16' 6" x 7' (5.03m x 2.13m)

The garage can be found to the rear of the property with up and over door to the front and a door to the rear.

Parking

There is a substantial block paved driveway to the front of the property providing off road parking for several vehicles.



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Churnwood Road, Colchester

- Four/Five Bedrooms
- Extended Semi-Detached House
- Potential to Extend (STPP)
- Lounge/Dining Room
- Kitchen/Breakfast Room

Tenure: Freehold EPC Rating: D

guide price

£400,000-£425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CSJ109206 - 0005

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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



01206 843464



ColchesterStJohns@williamhbrown.co.uk



42a St Christopher Road, Colchester, Essex,
CO4 0NA



williamhbrown.co.uk