



Broad Oaks Park, Colchester, CO4 0JY

welcome to

Broad Oaks Park, Colchester

£350,000-£375,000 Guide. Offered with NO ONWARD CHAIN this excellent SEMI-DETACHED HOUSE provides AMPLE FAMILY ACCOMMODATION with the potential to make the IDEAL FAMILY HOME. Situated in a SOUGHT-AFTER CUL-DE-SAC on the ST JOHNS ESTATE convenient for LOCAL SCHOOLS, various shop and the A12/A120.



Entrance

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

Hallway

Radiator, laminate flooring and doors leading to;

Kitchen

9' 4" x 7' 2" (2.84m x 2.18m)

Double glazed window to the front aspect, one-and-a-half bowl sink and drainer with mixer-tap inset to the worktop, tiled splashbacks, wall and floor mounted cupboards and drawers, electric cooker point, cooker hood over, plumbing for a washing machine and wall-mounted Worcester boiler.

Cloakroom

Low level WC, wash hand basin, tiled splashbacks and extractor fan.

Living Room

16' 8" x 11' 6" max (5.08m x 3.51m max)

Double glazed door opening onto the rear garden, double glazed window to the rear aspect, two radiators, stairs rising to the first floor and open access leading to:

Dining Area

12' 10" x 7' 8" (3.91m x 2.34m)

Double glazed window to the rear aspect, radiator and a door leading to:

Study

14' 4" x 7' (4.37m x 2.13m)

Double glazed multi-paned door to the front (for separate access to the side of the property), double glazed French doors opening onto the rear garden, radiator and laminate flooring.

First Floor Landing

Access to the loft and doors leading to;

Bedroom One

11' 10" x 11' (3.61m x 3.35m)

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

Bedroom Two

11' 6" x 10' 10" max (3.51m x 3.30m max)

Double glazed window to the rear aspect, built-in wardrobe and a radiator.

Bedroom Three

11' 6" x 8' 10" max (3.51m x 2.69m max)

Double glazed window to the rear aspect and a radiator.

Bedroom Four

9' 10" x 8' (3.00m x 2.44m)

Double glazed window to the front aspect and a radiator.

Bathroom

Obscure double glazed window to the side aspect, enclosed panel bath with mixer tap and shower attachment, pedestal wash hand basin, low level WC, chrome heated towel rail and tiled walls.

Rear Garden

The rear garden is mainly laid to lawn with a paved patio area, flower beds to the rear and side, wooden shed, greenhouse, water butt and external lighting. There is also gated access to the side of the property providing independent access to the study.

Garage

Up and over door to the front with power and lighting connected.

Parking

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



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welcome to

Broad Oaks Park, Colchester

- Four Bedrooms
- Semi-Detached Family House
- Three Reception Rooms
- Attractive Rear Garden
- Garage and Driveway

Tenure: Freehold EPC Rating: C
Council Tax Band: D

guide price

£350,000-£375,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CSJ109080 - 0003

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