



St. Johns Road, Colchester, CO4 0JW

welcome to

St. Johns Road, Colchester

This stunning THREE/FOUR BEDROOM DETACHED HOUSE provides SUBSTANTIAL FAMILY ACCOMMODATION and is EXCEPTIONALLY WELL-PRESENTED THROUGHOUT. Situated in a POPULAR RESIDENTIAL AREA the property is ideal for LOCAL SCHOOLS, various shops, bus routes and the A12/A120. Early viewing is absolutely essential.



Entrance

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

Hallway

Radiator with decorative cover, laminate flooring, stairs rising to the first floor and doors leading to:

Living Room

18' 2" x 11' 10" (5.54m x 3.61m)

Double glazed window to the front aspect (with shutters) and a radiator.

Sitting Room

15' 8" x 9' 10" (4.78m x 3.00m)

Double glazed sliding patio doors opening onto the rear garden, fitted cupboard (housing the boiler), radiator with decorative cover and laminate flooring.

Cloakroom

Obscure double glazed window to the side aspect, low level WC, pedestal wash hand basin, chrome heated towel rail, part tongue and groove walls and laminate flooring.

Kitchen / Dining Room

25' 6" x 7' 10" max (7.77m x 2.39m max)

Part obscure double glazed side door to the side path and rear garden, double glazed windows to the rear and side aspects, one-and-a-half bowl sink and drainer with mixer tap inset to the worktop, brick patterned tiled splashbacks, range of wall and floor mounted matching cupboards and drawers, built-in electric double oven with five-ring gas hob and cooker hood over, plumbing for a washing machine and dishwasher, laminate flooring and a door leading to:

Utility Room

9' x 6' 4" (2.74m x 1.93m)

Worktop with shelving and doors leading to;

Store Area

8' x 7' 10" (2.44m x 2.39m)

Worktop with shelving.

Study / Bedroom Four

14' x 8' 8" max (4.27m x 2.64m max)

Double glazed sliding patio doors opening onto the rear garden.

First Floor Landing

Obscure double glazed window to the side aspect, access to the loft (part boarded), built-in airing cupboard (housing the water tank) and doors leading to;

Bedroom One

16' 4" into wardrobes x 11' 10" max (4.98m into wardrobes x 3.61m max)

Double glazed window to the front aspect (with shutters), built-in wardrobe, fitted wardrobes, radiator with decorative cover and a door leading to:

En-Suite Shower

Shower quadrant with wall-mounted Triton electric shower and adjustable shower head, wash hand basin with mixer tap and cupboard under, chrome heated towel rail, extractor fan, tiled walls and tiled flooring.

Bedroom Two

15' 8" x 8' 10" (4.78m x 2.69m)

Double glazed window to the rear aspect and a radiator.

Bedroom Three

11' 4" x 8' 10" (3.45m x 2.69m)

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

Family Bathroom

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

Rear Garden

The enclosed rear garden is mainly laid to lawn with a paved patio area, flower beds to the sides, covered seating area, wooden steps leading up to the balcony/seating area, wooden shed to the rear, external tap, external power points, lighting and further access via the front gate and side path.

Parking

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



check out more properties at williamhbrown.co.uk



welcome to

St. Johns Road, Colchester

- Three/Four Bedrooms
- Detached Family House
- Study/Fourth Bedroom
- Kitchen/Dining Room
- En-Suite to the Master

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

£400,000



check out more properties at williamhbrown.co.uk

Please note the marker reflects the postcode not the actual property



Property Ref:
CSJ108932 - 0002

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.

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.



01206 843464



ColchesterStJohns@williamhbrown.co.uk



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



williamhbrown.co.uk