



Booth Avenue, Colchester, CO4 3AZ

welcome to

Booth Avenue, Colchester

This impressive EXTENDED DETACHED FAMILY HOUSE provides WELL-PROPORTIONED ACCOMMODATION and is BEAUTIFULLY PRESENTED THROUGHOUT. Situated in a SOUGHT-AFTER RESIDENTIAL AREA the property is ideal for LOCAL SCHOOLS, various shops, BUS SERVICES and the A12/A120. Early viewing is highly recommended.



Entrance

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

Porch

Double glazed window to side aspect and an obscure double glazed door leading to:

Hallway

Obscure double glazed window to the front aspect, built-in understairs cupboard, radiator, tiled flooring, stairs rising to the first floor and doors leading to;

Living Room

16' 6" x 10' 8" (5.03m x 3.25m)
Double glazed window to the front aspect, log burner feature and a radiator.

Cloakroom

Low level WC, wash hand basin with mixer tap and cupboard under, built-in cupboard, heated towel rail, part tiled walls and tiled flooring.

Kitchen / Dining / Family Room

31' x 12' 6" max (9.45m x 3.81m max)
Double glazed French doors 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, extensive range of soft closing wall and floor mounted matching cupboards with drawers (including corner carousel), built-in electric double oven with five-ring gas hob and cooker hood over, space for a microwave oven, two vertical designer radiators, inset spotlights, laminate flooring, double glazed French doors to the conservatory, door to the garage and a door leading to:

Utility Room

10' 10" x 7' 4" (3.30m x 2.24m)
Double glazed side door to the side path and rear garden, wall and floor mounted cupboards and drawers, plumbing for a washing machine and dishwasher, wall-mounted Baxi boiler and tiled flooring.

Conservatory

10' 10" x 9' 8" (3.30m x 2.95m)
Double glazed French doors opening onto the rear garden, double glazed windows to the rear and side aspects and flagstone flooring.

First Floor Landing

Double glazed window to the side aspect, access to the loft (part boarded with a loft ladder), radiator and doors leading to;

Bedroom One

12' 8" x 10' 10" into wardrobes max (3.86m x 3.30m into wardrobes max)
Double glazed window to the front aspect, built-in wardrobes with sliding doors and a radiator.

Bedroom Two

12' 6" x 7' 6" max (3.81m x 2.29m max)
Double glazed window to the rear aspect and a radiator.

Bedroom Three

9' 2" x 6' 10" (2.79m x 2.08m)
Double glazed window to the front aspect and a radiator.

Family Bathroom

Obscure double glazed window to the rear aspect, enclosed panel bath with mixer tap and shower head, wash hand basin with mixer tap and cupboard under, low level WC, heated towel rail, part tiled walls and tiled flooring.

Shower

Adjustable shower head with mixer tap, light fitting/extractor, tiled walls and tiled flooring.

Summer House / Home Office

12' 4" x 12' 4" (3.76m x 3.76m)
Timber constructed with part double glazed double doors to the front and two double glazed windows to the front.

Rear Garden

The rear garden is mainly laid to lawn with a paved path leading to the rear, decked gazebo to the rear, wooden shed, flower beds to the side, external power points, external lighting and further access via the front gate and side pathway.

Garage / Workshop

15' 4" x 7' 10" (4.67m x 2.39m)
Housing the gas and electric meters 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

Booth Avenue, Colchester

- Three Bedrooms
- Extended Detached Family House
- Kitchen/Dining/Family Room
- Utility and Conservatory
- Family Bathroom and Shower

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:

CSJ109664 - 0003

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