



## 3 bedroom Semi-Detached House located in Layer-de-la- haye.

Guide Price of  
£400,000 - £435,000

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# Upper Cottages Abberton Road Layer-de-la-haye Colchester CO2 0JU



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## FULL DESCRIPTION

\*\*\*GUIDE PRICE of £400,000 - £435,000\*\*\*

John Alexander are pleased to present to market this three bedroom semi-detached home situated in the popular South Colchester village of Layer-de-la-haye. The property is conveniently located for the South West of Colchester providing easy access to Maldon, Tiptree, West Mersea and the Stanway district for its Retail Parks, Marks Tey railway station and A12.

The property benefits include, a large kitchen/diner, lounge, dining room, ground floor bathroom, three bedrooms, a further first floor shower room, separate self contained annexe, enclosed rear garden and off road ample parking.

## PORCH

Door into:

## ENTRANCE HALL

## LOUNGE

15' 4" x 12' 1" (4.67m x 3.68m)

## DINING ROOM

10' 8" x 7' 1" (3.25m x 2.16m)

## KITCHEN/DINER

16' 5" x 8' 6" (5m x 2.59m)

## BATHROOM

## FIRST FLOOR LANDING

Doors to:

## BEDROOM ONE

12' 6" x 8' 11" (3.81m x 2.72m)

## BEDROOM TWO

10' 4" x 9' 4" (3.15m x 2.84m)

## BEDROOM THREE

7' 2" x 6' 8" (2.18m x 2.03m)

## SHOWER ROOM

## OUTSIDE

To the front of this property, there is a hard standing for ample off road parking and access the stand alone annexe which also faces the front aspect of this lovely family home.

To the rear of the property, there is a rather large lengthy lawned garden which currently offers a play area for the present owners, plenty of room for outbuildings, and pergola. The garden is enclosed by panel fencing with enclosed patio dining area being made separate from the remainder of the garden by a picket fence.

The stand alone annexe offers one reception/bedroom, shower room and kitchen.









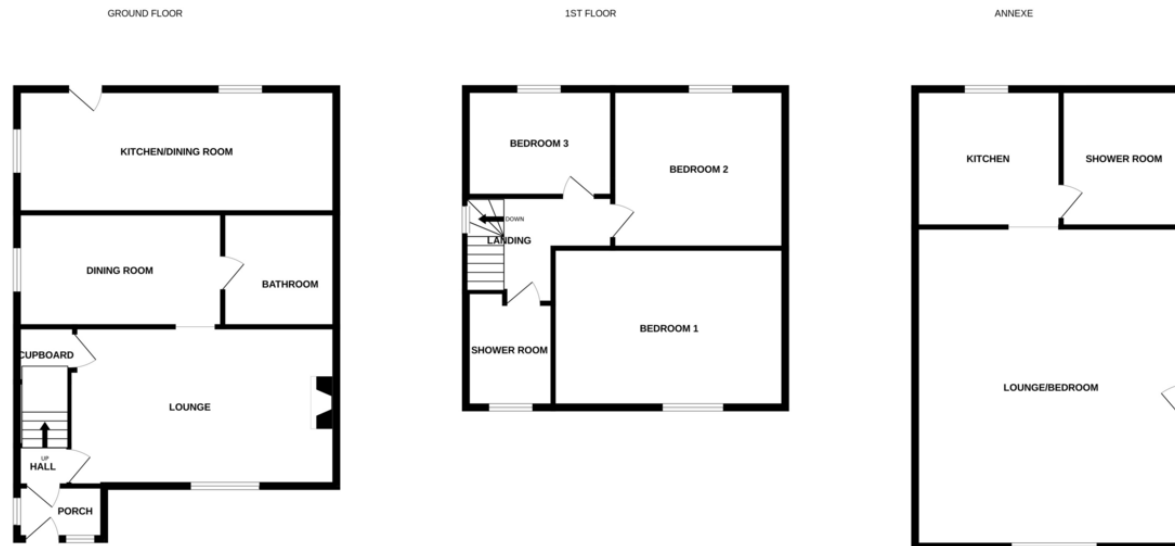
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## FLOORPLAN



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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