



## 3 bedroom Semi-Detached House located in Colchester.

Guide Price  
£300,000 - £335,000

Find us on..



**JOHN ALEXANDER**  
ESTATE AGENTS



# Harwich Road Colchester CO4 3DL

## FULL DESCRIPTION

### OVERVIEW

\*\*\*GUIDE PRICE £300,000 TO £335,000\*\*\*

John Alexander are pleased to introduce this extended and generously sized three-bedroom semi-detached home, ideally positioned on the sought-after Harwich Road, north of Colchester.

### STEP INSIDE

As you step inside, the welcoming hallway leads you into a spacious living room, featuring a cosy fireplace and a bay window that floods the room with natural light, creating a warm and inviting atmosphere.

The heart of the home is the open-plan kitchen and dining area, beautifully designed with modern amenities. The kitchen, adorned with elegant cabinetry and sleek countertops opens to the conservatory and french doors lead to the garden offering a seamless transition to outdoor living.

The dining area, with its rustic charm, provides the perfect space for family gatherings and entertaining. Adjacent to the dining room is the utility room and a convenient ground floor bathroom.

Upstairs, you'll find three well-appointed bedrooms, including a master bedroom with an en-suite bathroom for added privacy. The additional bedrooms are spacious and filled with light, making them ideal for family or guests.

### STEP OUTSIDE

The property features a spacious, paved driveway with ample off-road parking for multiple vehicles.

The rear garden of this property is a serene and picturesque retreat, thoughtfully designed to offer both beauty and functionality. Expansive and well-maintained, the lush green lawn is perfect for outdoor activities and relaxation. A stylish patio area provides a wonderful space for alfresco dining.

The garden extends gracefully, featuring a charming decked area with a pergola, ideal for entertaining or enjoying a quiet moment. Carefully tended flower beds and a few mature trees add to the garden's enchanting atmosphere, creating a private oasis for its residents. The thoughtful layout and features of this garden create an ideal setting for family gatherings or tranquil solitude amid nature's embrace.

### THE LOCATION

Harwich Road is situated in a desirable area of Colchester, known for its convenient access to local amenities and transport links. Positioned to the north of Colchester, this location offers easy access to the A12, providing efficient connections to surrounding areas and London. North Station is within easy access and The Hythe train station is either a 20 minute walk or 5 minutes via car.

The area is serviced by a variety of local shops, schools, and recreational facilities, making it an ideal choice for families. Additionally, the City Centre is just a short drive away, offering a rich array of cultural attractions, dining options, and shopping experiences.



3



2



2



C



TBC



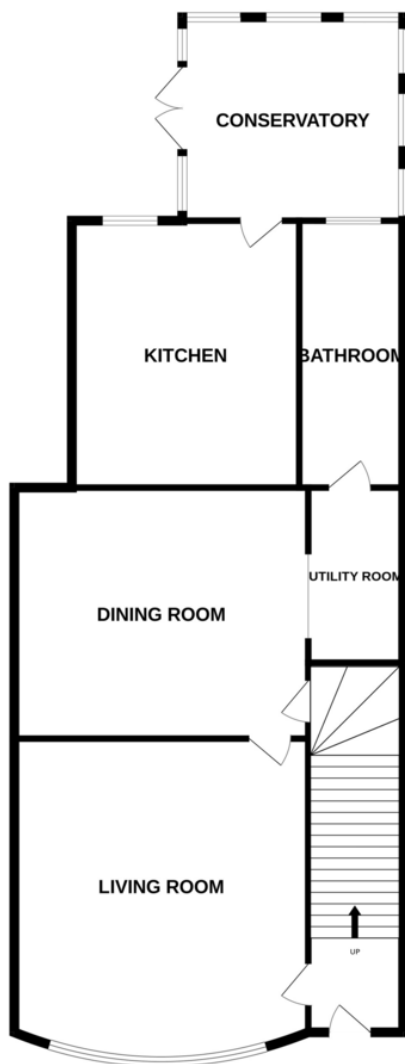




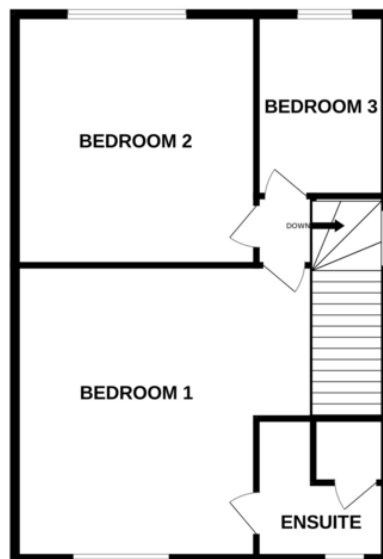


## FLOORPLAN

GROUND FLOOR



1ST FLOOR



## DIRECTIONS

### CONTACT

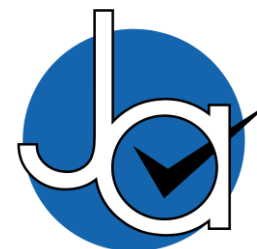
**99 London Road  
Stanway  
Colchester  
Essex  
CO3 0NY**

**E [sales@john-alexander.co.uk](mailto:sales@john-alexander.co.uk)**

**T 01206 656007**

**[www.john-alexander.co.uk](http://www.john-alexander.co.uk)**

Find us on..



**JOHN ALEXANDER**  
**ESTATE AGENTS**

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