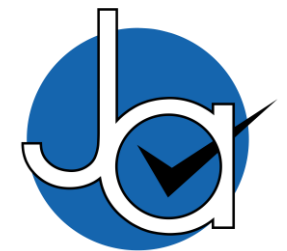




## 3 bedroom Mid Terraced House located in Fordham.

Guide Price  
£325,000 - £350,000

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**JOHN ALEXANDER**  
ESTATE AGENTS



# Hall Road Fordham Colchester CO6 3NQ



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## FULL DESCRIPTION

### OVERVIEW

\*\*\*GUIDE PRICE £325,000 TO £350,000\*\*\*

Nestled in the charming village of Fordham, this property offers a harmonious blend of modern living and rural tranquillity. This well presented home welcomes you with its inviting atmosphere and thoughtfully designed spaces, perfect for a family seeking comfort and elegance. The property benefits from a newly remodelled kitchen/diner, a generously sized lounge, three bedrooms and a family bathroom.

### STEP INSIDE

The generously sized lounge exudes warmth and comfort, offering a perfect blend of style and functionality. Bathed in natural light from large windows, it creates a bright and inviting atmosphere. The view of the courtyard-style garden through sliding doors seamlessly connects the indoor and outdoor spaces, enhancing the room's appeal and versatility.

The heart of the home is a newly remodelled kitchen/diner, where contemporary design meets functionality. Originally a garage, the conversion has been skilfully executed to expand the living space without compromising the property's charm. This spacious area is perfect for both everyday meals and entertaining, featuring Neff integrated appliances, ample counter space, and stylish cabinetry. Large windows flood the room with natural light and provide stunning views of the picturesque fields at the back.

There are three generous bedrooms, each thoughtfully designed to provide comfort and privacy. These versatile

spaces can easily accommodate family members or be transformed into a home office or guest room.

The well-appointed family bathroom features modern fixtures and fittings, ensuring a comfortable and convenient experience for everyone.

Entrance Hall

Kitchen 16'0" x 14'8" (4.87m x 4.47m)

Lounge 18' 6" x 9' 3" ( 5.64m x 2.82m )

First Floor Accommodation

Landing

Bedroom One 11' 8" x 11' 4" ( 3.56m x 3.45m )

Bedroom Two 12' x 9' ( 3.66m x 2.74m )

Bedroom Three 9' 9" x 6' 9" ( 2.97m x 2.06m )

Bathroom

### STEP OUTSIDE

The outdoor courtyard spaces offer a low-maintenance private oasis for recreation and enjoyment. The serene field views provide a delightful backdrop, enhancing the sense of seclusion and connection with nature. The front of the property provides numerous off road parking spaces.

### THE LOCATION

Fordham is a serene village and civil parish located in the Colchester district of Essex, about six miles northwest of Colchester town. With a population of around 800, the parish also encompasses the hamlets of Fordham Heath and Hemp's Green.



Nestled to the south of the River Colne, Fordham boasts Fordham All Saints C of E Primary School, a children's play area with a football pitch and BMX track, a place of worship, and two inviting pubs: The Three Horseshoes and The Shoulder of Mutton.

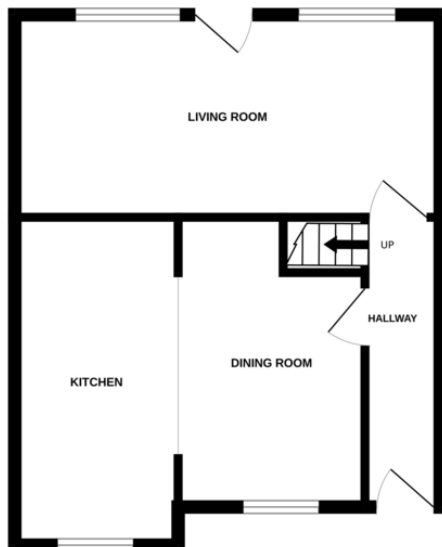
### **SELLERS ADDITIONAL FEATURES**

- Integrated wine fridge
- New kitchen fitted recently
- Field views
- Not over looked
- Neff Cooker
- Integrated Dishwasher
- Wood flooring throughout the ground floor
- Garage conversion for kitchen

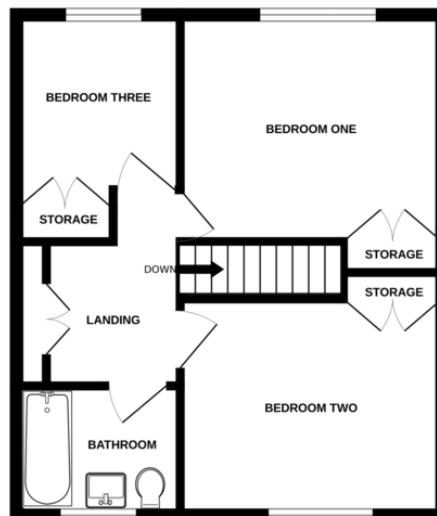


## FLOORPLAN

GROUND FLOOR



1ST FLOOR



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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## DIRECTIONS

### CONTACT

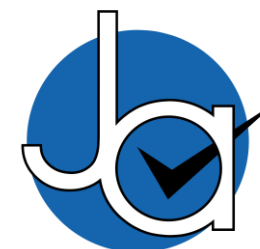
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