



**4 bedroom
Detached
House located
in Colchester.**

Guide Price
£400,000 - £435,000

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JOHN ALEXANDER
ESTATE AGENTS

Booth Avenue Colchester CO4 3BB

FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £400,000 TO £435,000

John Alexander is proud to offer to market a well-presented four- bedroom detached home in Parsons Heath, featuring a spacious lounge, modern kitchen/diner, utility room, and an en- suite to the master bedroom. The property also boasts a large established rear garden and a paved driveway offering parking for several cars. Early viewing highly recommended.

STEP INSIDE

The property is entered via a practical porch which opens directly into the bright and spacious living room, measuring 5.34m x 3.99m (17'6" x 13'1"). This welcoming space features an electric fire as its focal point and provides ample room for comfortable seating and relaxation.

From the living room, the home flows beautifully into the contemporary kitchen/diner, sized 5.26m x 2.41m (17'3" x 7'11"). The kitchen boasts sleek gloss cabinetry paired with smart black roll top worktops, along with an integrated hob, oven, and extractor fan. A stylish breakfast bar adds casual seating and extra workspace, while the room also offers ample space for a dining table, making it a fantastic social hub for cooking, dining, and entertaining.

A door from the kitchen leads to the generous utility room, measuring 1.60m x 3.27m (5'3" x 10'9"), providing additional storage and appliance space. From here, you also have access to a convenient ground floor WC and a separate storage room.

Upstairs, the landing leads to four well sized bedrooms. The master bedroom, measuring 3.53m x 3.24m (11'7" x 10'8") and benefits from its own private ensuite. Bedroom two measures 3.21m x 2.53m (10'6" x 8'4"), while bedroom three provides 2.03m x 3.03m (6'8" x 9'11"). Bedroom four is a versatile space measuring 3.27m x 2.57m (10'9" x 8'5"), making it ideal as a bedroom, study, or guest room. A modern family bathroom completes the first-floor accommodation.

STEP OUTSIDE

The property enjoys a substantial and well-established rear garden, offering an excellent degree of privacy and a superb space for outdoor living. Directly adjoining the house is an attractive raised decked terrace, ideal for al fresco dining and entertaining, with ample room for seating. From here, steps lead down to a generous lawned area, bordered by mature shrubs, trees and neatly maintained hedging that creates a secluded and peaceful setting.

To the front of the property, a spacious block paved driveway provides excellent off road parking for multiple vehicles and offers access to the garage.

THE LOCATION

Booth Avenue enjoys a convenient Parsons Heath location, just a short distance from Colchester's city centre with easy transport links and nearby bus services. The area offers a good selection of shops and everyday amenities, and families benefit from well- rated nearby schools, including Willow Brook Primary School (710 yards) and Colchester Academy (0.6 miles).



4



2



1



D



EPC

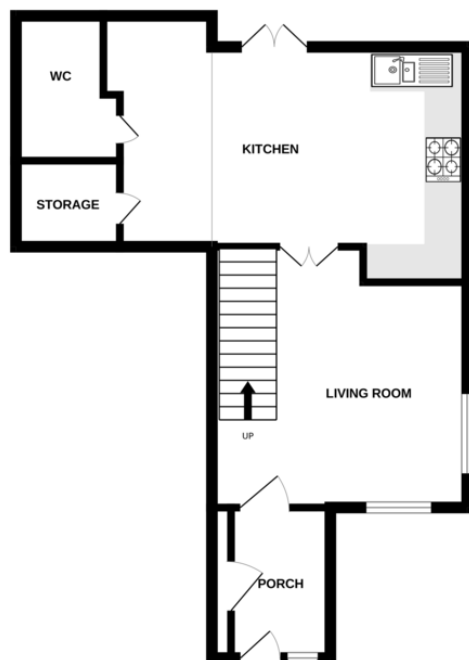
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FLOORPLAN

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

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