



## 3 bedroom Mid Terraced House located in Kelvedon.

Guide Price  
£300,000 - £325,000

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**JOHN ALEXANDER**  
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# London Road Kelvedon Colchester CO5 9AR



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## FULL DESCRIPTION

### OVERVIEW

\*\*\*GUIDE PRICE £300,000 TO £325,000\*\*\*

John Alexander are delighted to offer for sale this spacious three-bedroom terraced house situated on London Road in the sought-after village of Kelvedon, ideally positioned within walking distance of the mainline railway station with direct services to London Liverpool Street. The property is well located for access to a range of local shops, well-regarded schools, and village amenities.

### STEP INSIDE

Internally, the accommodation is well laid out and comprises an entrance porch, a generous lounge to the front, a central dining room, a fitted kitchen, a utility room, a ground floor cloakroom, and a bright conservatory opening onto the rear garden.

Upstairs offers three well-proportioned bedrooms, a family bathroom, a built-in wardrobe in the principal bedroom, and an additional storage cupboard on the landing.

### DIMENSIONS

ENTRANCE PORCH

LOUNGE 14' 6" x 9' 10" (4.42m x 3m)

INNER HALLWAY

DINING ROOM 13' x 10' 6" (3.96m x 3.2m)

KITCHEN 8' 10" x 8' 4" (2.69m x 2.54m)

UTILITY ROOM 8' 8" x 5' 5" (2.64m x 1.65m)

CLOAKROOM

CONSERVATORY 11' x 8' (3.35m x 2.44m)

LANDING

BEDROOM ONE 11' x 10' 4" (3.35m x 3.15m)

BEDROOM TWO 10' x 7' 7" (3.05m x 2.31m)

BEDROOM THREE 8' 8" x 8' 5" (2.64m x 2.57m)

FAMILY BATHROOM 10' 6" x 7' 3" (3.2m x 2.21m)

### STEP OUTSIDE

Externally, the property boasts a beautifully maintained and generously sized rear garden, thoughtfully designed to offer both relaxation and practicality. A paved patio area provides the perfect spot for outdoor dining or entertaining, surrounded by mature planting and well-kept borders. The garden leads onto a neat lawn with flowerbeds, offering a peaceful and colourful retreat. Toward the rear, there is a productive vegetable patch ideal for those with green fingers, alongside a greenhouse and a well-equipped workshop with power, providing excellent space for gardening enthusiasts or hobbyists. The garden is fully enclosed and enjoys a good degree of privacy, making it ideal for families.

To the front of the property, there is convenient off-road parking, adding to the overall practicality of this charming home.

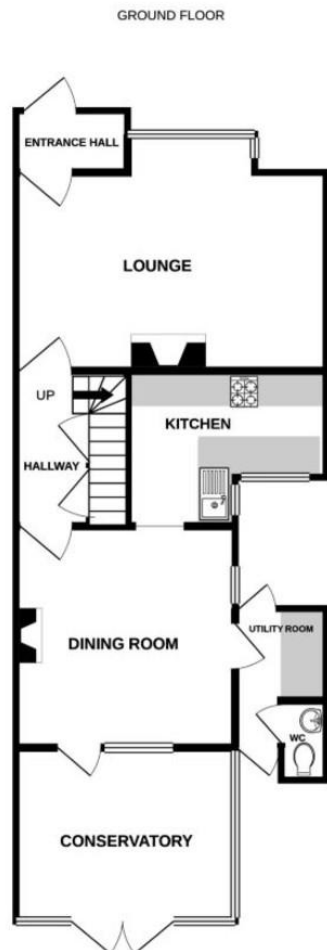
### SUMMARY

This well-presented home combines comfortable living space with a convenient location, making it ideal for families, commuters, or investors. Viewing is highly recommended to fully appreciate the space and setting on offer.





## FLOORPLAN



## DIRECTIONS

### CONTACT

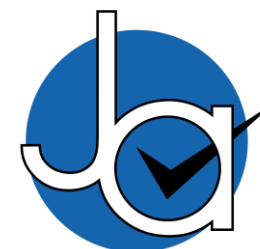
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