



## Constantine Road, Lexden

A beautiful detached Edwardian home enviably located in Lexden, Colchester. Characterised by the clever integration of period features and striking contemporary touches, living spaces are configured across two storeys. The garden is generously sized and the property also benefits from off-street parking.

Guide price £475,000

# Constantine Road

Colchester, CO3



- Chain Free
- Off street parking
- High ceilings
- Period features
- Guide Price £475,000 - £500,000
- 3 Bedrooms
- Southwest facing garden
- Hamilton Primary school catchment
- 2 Receptions
- Outbuildings

## The Property

You enter the property and are immediately struck by the high ceilings and sense of space. Here, you can access the double reception room.

There is an open plan feel to the downstairs, yet there is also clear segregation between living and dining spaces. These rooms retain many period features including a bay window and have been tastefully decorated to with wooden style flooring and ornate radiators.

To the rear of the property, there is a spacious and contemporary kitchen. The kitchen also has wooden-style flooring with white cabinetry and sleek black worktops. There is ample storage space and it leads directly onto a garden room which is currently being used as a spacious utility room. If desired, this could also be used as another reception space, with double sliding doors leading onto the garden.

Upstairs, on the first floor, there are 3 double bedrooms and a family bathroom. All the bedrooms are bright and spacious with intricate period details, like the sash windows. The principal bedroom, at the front of the property, is particularly generous in size and boasts two large sash windows flooding the room with natural light.

## The Outside

The beautifully manicured southwest-facing rear garden provides the perfect space to entertain in the summer months. There are well-maintained flowerbeds, with a mixture of herbaceous and perennial plants, as well as mature trees, among the varied borders leading down to the area of astroturf and three garden sheds. The garden is of good size and basks in sunshine throughout the day.

## The Area

This family home is positioned in the highly sought-after and exceptionally well-regarded area of Lexden. Lexden is renowned for its beautiful tree-lined roads, stunning period homes and quiet residential community ethos. The area is within striking distance of Colchester's city centre, with its abundance of restaurants, bars and shops enabling residents to enjoy the best of both worlds.

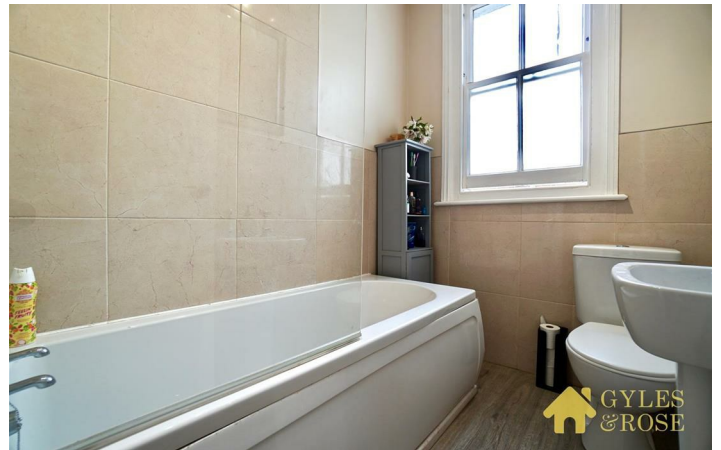
Not only that but there are numerous outstanding schools within the area, both primary and secondary including Hamilton Primary school and both the Grammar schools. Colchester's mainline railway is within easy reach, where you can be in London Liverpool Street within an hour. The city is well connected with various bus routes and the A12 is a stone's throw away.

## Further Information

Tenure - Freehold

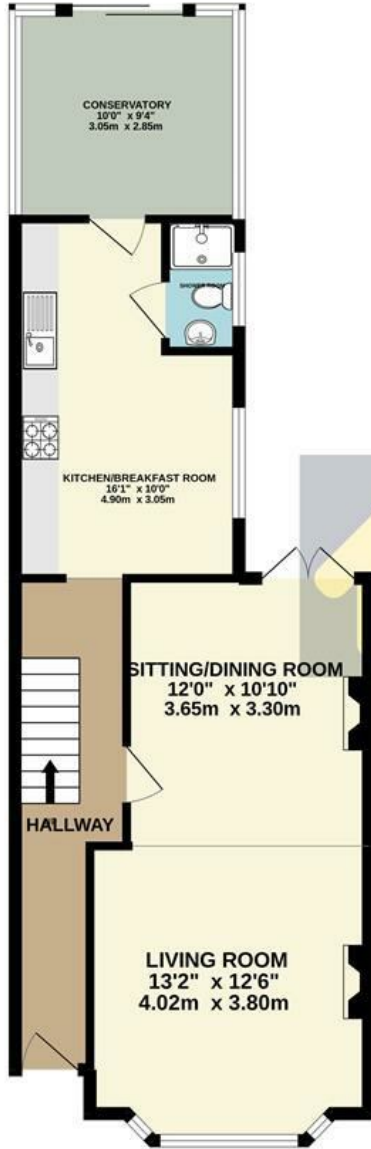
Council Tax - Colchester Band D

EPC to follow



# Floor Plan

**GROUND FLOOR**  
631 sq.ft. (58.6 sq.m.) approx.



**1ST FLOOR**  
532 sq.ft. (49.5 sq.m.) approx.



**TOTAL FLOOR AREA : 1163 sq.ft. (108.0 sq.m.) approx.**

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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Key: energy efficient - lower running costs	Current	Potential	Key: environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(82-91) <b>A</b>			(82-91) <b>A</b>		
(69-81) <b>B</b>			(69-81) <b>B</b>		
(55-68) <b>C</b>			(55-68) <b>C</b>		
(39-54) <b>D</b>			(39-54) <b>D</b>		
(21-38) <b>E</b>			(21-38) <b>E</b>		
(1-20) <b>F</b>			(1-20) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>87</b>	<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>63</b>