



Edward Paxman Gardens, Colchester

****Chain Free**** This beautifully presented, modern 3-storey link-detached townhouse in the historic city of Colchester offers a unique blend of contemporary design and comfortable living.

Guide price £425,000

Edward Paxman Gardens

Colchester, CO1



- 4 bedroom contemporary town house
- 4 bathrooms incl 3 en-suites
- Guide Price £425,000 - £450,000
- Open plan sociable kitchen/dining room
- Double garage + off street parking
- Separate living room
- Separate home office/studio

The Property

The ground floor features a welcoming living room, perfect for family gatherings and relaxation, alongside a stunning open plan kitchen/dining room. The generously sized kitchen/dining area, designed with a vaulted ceiling and skylight as well as underfloor heating (water), creates a bright and airy atmosphere that is both inviting and practical. The contemporary kitchen is beautifully presented, equipped with the modern integrated appliances and boasts ample counter space. Sleek grey cabinetry perfectly complements tiled flooring to create a stunning entertaining space.

The property has four spacious double bedrooms, including a principal bedroom with an ensuite and dressing room, and a second double bedroom with ensuite on the first floor, alongside a further family bathroom.

The second floor houses two more double bedrooms, one with an ensuite bathroom, catering to the needs of a growing family or providing ample space to host guests.

The Outside

An easy to maintain landscaped garden that basks in sunshine throughout the day. The L shaped garden boasts a paved patio area perfect for outside dining or entertaining in the summer months as well as an area laid to artificial lawn. The garden is private, enclosed by an attractive red brick wall.

The off street parking is secured by an electric gate controlled via key fob which gives access to the double garage, great for storage. The garage has a second floor which could be used for further storage or potential office/work from home space. A side door for the garage gives direct access from the garden.

The Area

Nestled away on a quiet cul-de-sac, this family home is within striking distance from the property, and you can be in Colchester's bustling centre with its many eateries, bars, cafes, theatres, museums and shops. The mainline railway is close by, where you can be in London within the hour. There are a number of local schools to choose from offering easy school runs and options for higher education including Colchester Royal Grammar School. The area is also home to a number of parks and green spaces, providing plenty of opportunities for outdoor recreation and relaxation including Castle Park.

Further Information

Tenure: Freehold

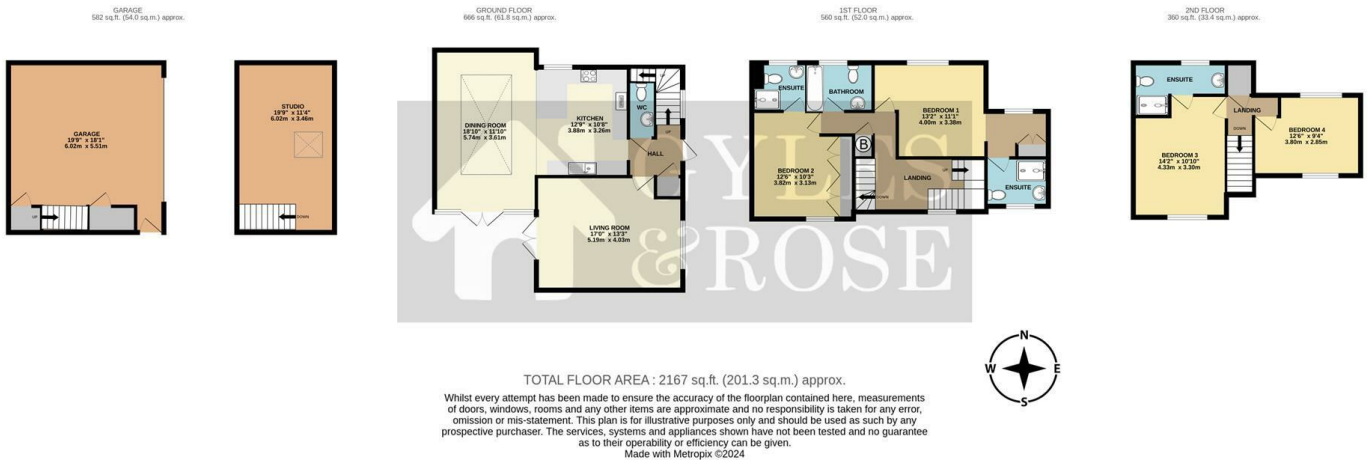
Council: Colchester Tax Band: E

Property Construction: Brick

Gas, Sewage and Water Mains



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
74	83		
<p>Key: energy efficient - lower running costs</p> <p>(82 plus) A</p> <p>(81-81) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Key: environmentally friendly - lower CO₂ emissions</p> <p>(82 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	