



Lexden

****Chain Free**** Stunning Edwardian home in the desirable area of Lexden.

Guide price £800,000

Maldon Road

Colchester, CO3



- Chain Free
- Parking
- Bi-fold doors to the garden
- Excellent transport links
- Stunning Edwardian home
- Garage
- High ceilings
- Finished to a high standard
- Westerly aspect garden
- Period features

The Property

Step into this exquisite Edwardian home, where period charm meets modern living. The entrance hall, adorned with original quarry tiling and stained glass windows, welcomes you with a sense of timeless elegance. This light-filled and spacious hallway leads seamlessly into the heart of the home. The living room, generously proportioned, is bathed in natural light from a large bay window. An original ornate fireplace, parquet flooring, picture rails and Victorian-style radiators enhance the room's classic ambience, making it an ideal space for both relaxation and entertaining. The property benefits from two reception rooms. The second reception, featuring a stunning log burner, offers a cosy and informal setting, perfect as a family room or snug. Its ample size provides versatility for entertaining or unwinding.

At the core of the home is an impressive open-plan kitchen and dining area. Finished to an exceptional standard, the kitchen boasts chic refurbished country farmhouse-style wooden countertops, a large range-style cooker with gas hobs, and wooden style flooring. The dining area is flooded with natural light, opens onto the garden through bi-fold doors, creating a seamless indoor-outdoor experience.

Upstairs, the principal bedroom is a spacious double with high ceilings, an original fireplace, ample built-in storage, and an ensuite bathroom, which includes a walk-in shower, low-level WC, and basin. The second double bedroom, overlooking the garden, features built-in storage and a fireplace. The beautifully presented family bathroom includes a walk-in shower, a bath, a low-level WC, and a basin. The fourth bedroom is also on this floor and is currently used as a home office but offers ample space for various uses as well as a bedroom. On the second floor you will find the third bedroom which has built-in storage and abundant natural light from a westerly aspect window and skylight, there is also an additional space on this floor which is currently being used as a gaming area but could serve as an office.

This home combines period features with modern amenities, offering a perfect balance of style and comfort.

The Outside

Extending to nearly 70 feet, the garden is a sun-drenched haven that enjoys sunshine throughout the day. A paved patio area provides the perfect setting for al fresco dining and summer BBQs, making it ideal for entertaining. Beyond the patio, an expanse of lawn offers ample space for children to play and animals to roam freely. The property also benefits from off-street parking sufficient for multiple vehicles, ensuring convenience for residents and guests alike. Additionally, there is a garage providing further secure parking or extra storage space, adding to the home's practicality. The thoughtfully designed outdoor space, with its blend of functionality and aesthetic appeal, enhances the property's charm, making it a delightful extension of the inviting interior.

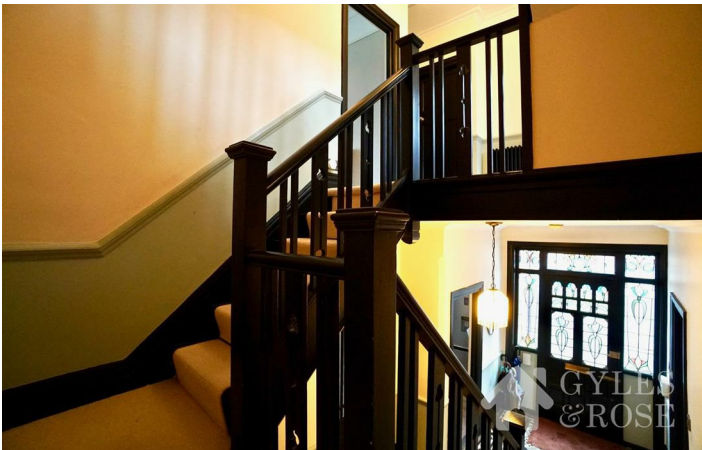
The Area

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 town centre, with its abundance of restaurants, bars and shops enabling residents to enjoy the best of both worlds.

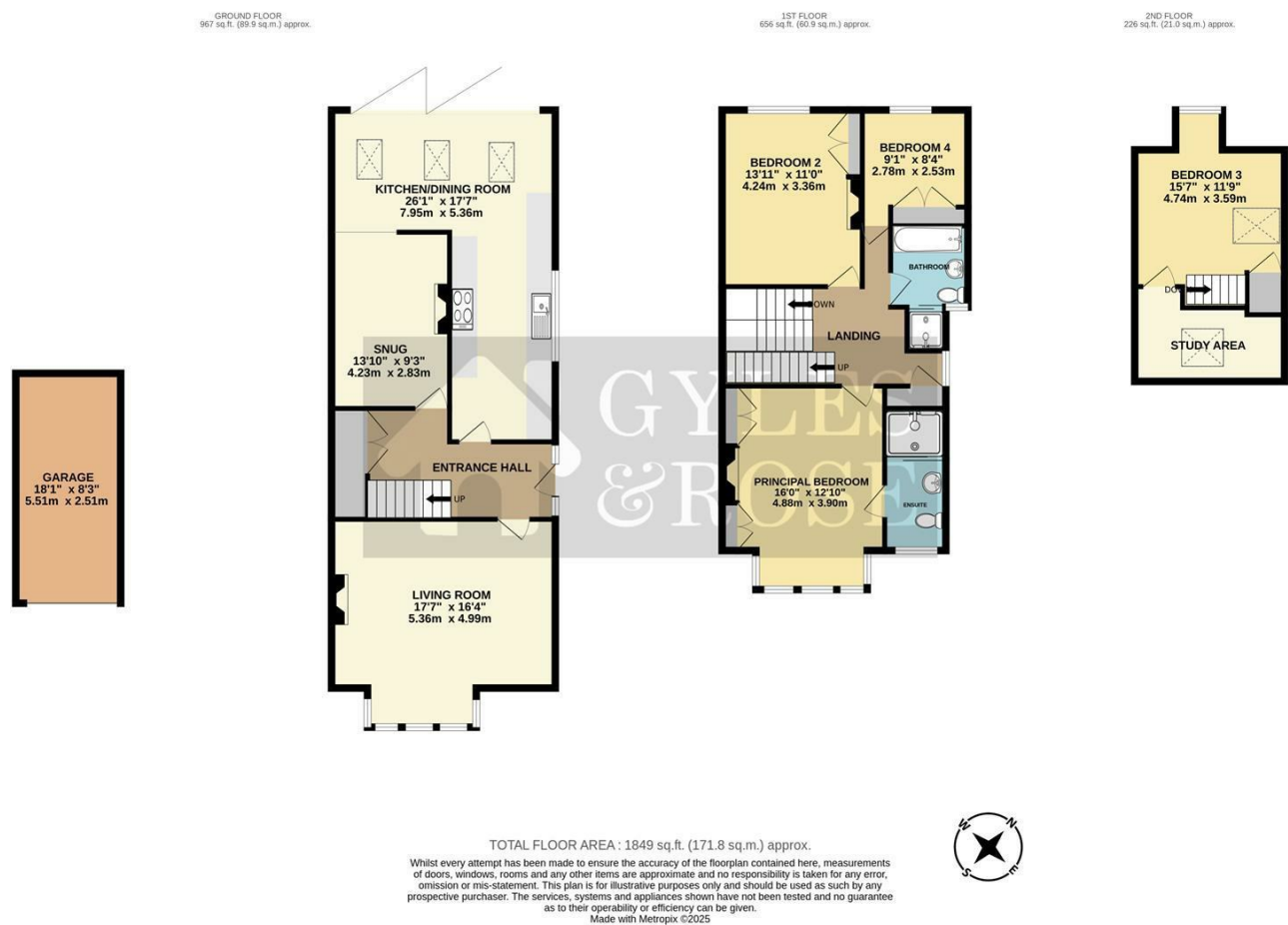
Not only that, but there are numerous outstanding schools within the area, both primary and secondary including Hamilton Primary school and both the Grammar schools. Colchester's mainline railway is within easy reach, where you can be in London Liverpool Street within the hour. The town is well connected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

Further Information

- Tenure - Freehold
- Council Tax - Colchester Band E
- Construction - Brick
- Mains Water, Sewerage, Gas and Electric
- Seller position - need to secure an onward purchase



Floor Plan



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