



Constantine Road, Lexden

****Chain Free**** 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 £500,000

Constantine Road

Colchester, CO3



- New Double Glazed Windows
- 3 Double Bedrooms
- High ceilings
- Potential to extend STP
- Recently Decorated
- Detached
- Southwest facing garden
- Hamilton Primary school catchment
- Chain Free
- 2 Receptions

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

Construction - Brick built

Mains Water, Sewerage, Gas and Electric

Seller position - Chain Free



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		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		87
(81-91) B			63
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			