



## President Road, Lexden

Generously sized and wonderfully versatile, this four-bedroom home on President Road offers spacious living in a prime Colchester City setting.

Offers in excess of £500,000

# President Road

Colchester, CO3



- Chain Free
- Peaceful Residential Location
- Two Bathrooms
- Prime School Catchment Location
- Spacious Family Home
- Excellent Transport Links
- Versatile Living Spaces
- Garage and Ample Off-Street Parking
- Generous Rear Garden
- Corner Plot

## The Property

On arrival, you're welcomed into a generous entrance hall that sets the tone for the home's spacious, well-balanced layout. To the front, a dedicated dining room creates the perfect setting for both relaxed family meals and more formal entertaining, while the adjoining kitchen offers ample workspace and storage, ready to serve the demands of daily life.

The living room stretches across the rear of the home, seamlessly flowing into a bright conservatory, a peaceful space to relax, host, or simply enjoy garden views in all seasons.

Upstairs, four well-proportioned bedrooms offer flexibility for growing families, guests, or home working. The primary bedroom enjoys a private en-suite, while a family bathroom serves the remainder. Each space is light-filled and thoughtfully arranged to offer both comfort and practicality.

## The Outside

Outside, the rear garden offers a quiet, private retreat, mainly laid to lawn with a large patio area perfect for outdoor dining or slow Sunday mornings in the sun. A rear door provides access to the garage, making it easy to move between house, garden, and storage without stepping onto the street.

The garage itself is set just to the side of the house, accessed via a traditional up-and-over front door or from the garden. Whether used for parking, storage, or as a future workshop space, it adds valuable flexibility to everyday life. A private driveway in front provides additional off-street parking.

## The Area

Tucked away on a quiet residential street, President Road enjoys the best of both worlds, a peaceful setting with easy access to the vibrant heart of Colchester. Well-regarded schools, green open spaces, and everyday essentials are all close at hand, while Colchester's town centre, with its rich history, independent shops, cafés, and cultural venues, is just a short journey away.

Excellent transport links add to the appeal, with Colchester and Hythe stations both within easy reach, offering direct connections to London Liverpool Street. Whether you're commuting, heading out for dinner, or exploring the nearby countryside, this is a location that keeps you effortlessly connected, without compromising on calm.

## Further Information

Tenure - Freehold

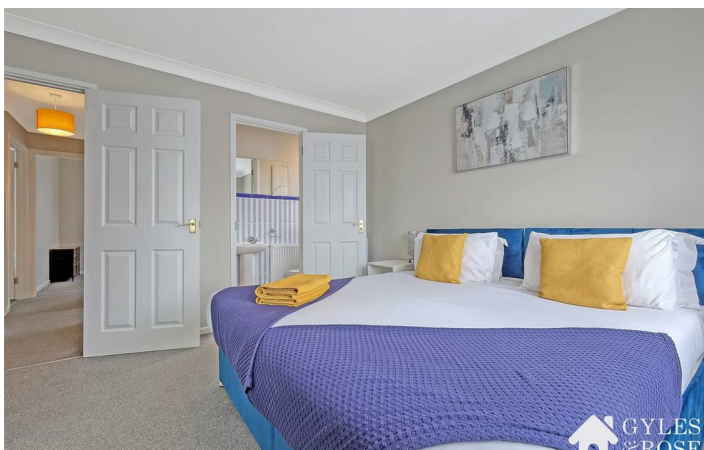
Council Tax - Colchester E

Construction - Brick with cladding

Mains Gas, Electric, Water and Sewerage

Sellers position - Chain Free

Guide Price £500,000 - £525,000



Floor Plan

