



## Victoria Road, Lexden

This beautifully updated 1920s five-bedroom home offers timeless charm, modern design, and a sunny south-facing garden—all just a short walk from top schools and Colchester's vibrant centre.

Asking price £975,000

# Victoria Road

- 5-bed 1920s detached home in sought-after Lexden
- Principal suite with walk-in wardrobe and en-suite
- Garage & Andersen EV charger
- Close to parks, shops, and Colchester city centre
- Stylish open-plan kitchen with Miele appliances & Water Softner
- Designer fittings and classic decor throughout
- Short walk to top schools incl. CRGS & CCHSG
- South-facing garden with sun deck and lawn
- Bay-fronted living room with wood-burning stove
- Excellent transport links to London & beyond

## The Property

Inside, the home is beautifully laid out across three floors, offering light-filled and generously proportioned rooms that flow effortlessly. The ground floor welcomes you with a striking galleried hallway and leads into a spacious dual-aspect sitting room, complete with a bay window and a charming wood-burning stove—perfect for cosy evenings. At the rear, the newly fitted kitchen/diner is the true heart of the home, combining sleek Corian worktops with Miele appliances, a built-in sound system, a Quooker tap, and a large island ideal for gathering around. This sociable space includes a relaxed seating area and opens out to the garden, creating a seamless connection between indoors and out. A separate utility room adds practicality, and a ground floor WC is neatly tucked away. The integral garage, currently set up as a home gym, offers great flexibility for families or those with classic car or additional storage needs.

Upstairs, the principal bedroom suite provides a peaceful retreat, featuring a walk-in wardrobe and a luxurious en-suite with underfloor heating and an integrated wireless sound system. Two further well-sized bedrooms and a stylish family bathroom complete the first floor. The top floor offers two more double bedrooms, a smart bathroom, and a study area on the landing—ideal for remote work, reading, or quiet downtime. Thoughtful touches such as designer columns and cast iron radiators, bespoke Buster & Punch fittings, and quality finishes throughout give the interiors a sense of refined comfort and contemporary style.

## The Outside

This charming 1920s detached family home commands an enviable corner plot position in the sought-after Lexden area, set behind a smart low brick wall with cast-iron railings and a block-paved pathway leading to a welcoming front door. The attractive façade combines characterful red clay tiled roofing, crisp white-rendered walls, and contrasting heritage blue garage and front doors, complemented by traditional bay and sash-style windows with bespoke shutters for a polished and timeless look.

The property is surrounded by mature planting and established hedging that offer both privacy and curb appeal. To the side, a driveway provides off-street parking and leads to the integral garage, currently configured as a home gym. A key highlight of this home is the generous south-facing rear garden, which boasts a manicured lawn bordered by mature shrubs and trees, a sun-soaked decked terrace ideal for entertaining, and a handy garden shed for additional storage.

From the air, the property's substantial footprint and its leafy, peaceful position become even more apparent, offering a tranquil haven just a short stroll from the city centre and highly regarded local schools. This is a home that exudes character, comfort, and practicality both inside and out.

## The Area

Located in one of Colchester's most desirable neighbourhoods, this elegant home sits within the leafy and well-established Lexden area—highly sought-after for its blend of character architecture, excellent schools, and easy access to the town centre. Just a short stroll away, residents benefit from outstanding educational options including Colchester Royal Grammar School, Colchester County High School for Girls, and Hamilton Primary, making it a popular choice for families. The location also offers fantastic transport links, with Colchester Station nearby providing fast trains to London Liverpool Street, while local bus routes and access to the A12 ensure seamless travel across Essex and beyond. For leisure, the property is ideally positioned close to Castle Park, Lexden Park, and Colchester's historic town centre, which boasts a vibrant mix of shops, cafes, restaurants, and cultural attractions such as the Arts Centre and Colchester Castle. Combining the best of green space, convenience, and community, this is a location that truly offers the best of town and suburban living.

## Further Information

Tenure - Freehold

Plot Size - 0.10 Acres

Council Tax - Colchester Band F

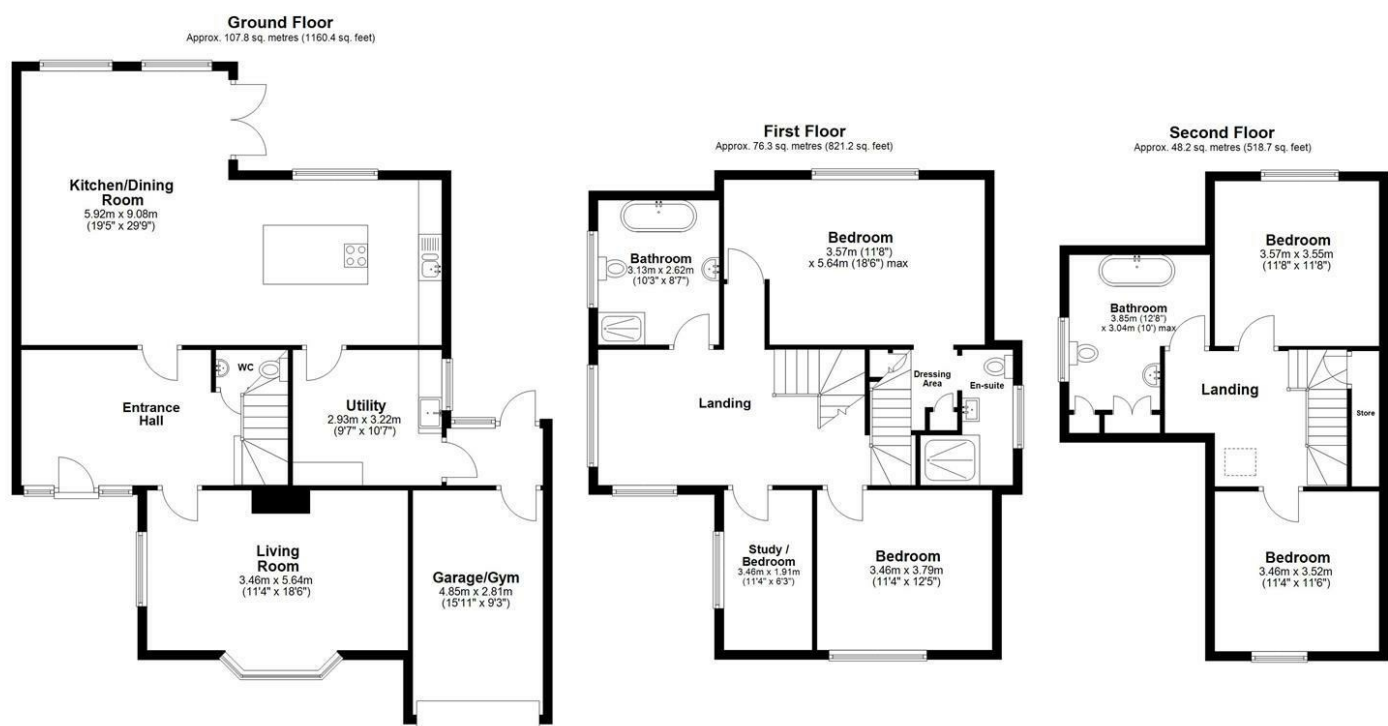
Mains: Electric, Water, Gas and Sewerage

Construction - Brick

Sellers Position - Need to secure an onward purchase



Floor Plan



Total area: approx. 232.3 sq. metres (2500.3 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Victoria Road

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