



**3 Borges Gardens  
Mile End, Colchester**

**DAVID  
BURR**







### 3 Borges Gardens, Mile End, Colchester, CO4 5EF

Borges Gardens occupies a highly desirable position within Mile End, one of Colchester's most sought-after residential areas. The property is ideally placed for access to local shops, well-regarded schools and everyday amenities, while also enjoying a peaceful setting overlooking open green space.

Colchester mainline railway station is within comfortable walking distance, providing direct services to London Liverpool Street, making the property particularly appealing for commuters. Colchester city centre is also close at hand, offering an excellent range of shopping, dining and leisure facilities, including the Mercury Theatre, alongside nearby countryside and recreational spaces.

Detached four-bedroom family home  
En-suite to the principal bedroom  
Attractive outlook across Mile End playing fields  
Generous living accommodation throughout  
Refitted kitchen with integrated appliances  
Conservatory with garden views

Private rear garden with two patio areas  
Double garage and ample off-road parking  
Quiet, tucked-away position within Mile End  
Walking distance to Colchester mainline station  
Close to local shops, schools and amenities  
Easy access to Colchester city centre and surrounding countryside

3 Borges Gardens is an enviably positioned four-bedroom detached family home, quietly tucked away within the highly regarded Mile End area and enjoying a direct outlook across Mile End playing fields. The property offers generous and well-balanced accommodation, complemented by a double garage, ample off-road parking and a beautifully private rear garden.

The welcoming entrance hall provides access to a ground-floor cloakroom, useful storage cupboards and stairs rising to the first floor. The main sitting room is a particularly attractive space, featuring a characterful red brick fireplace with gas stove, a bay window with fitted bench seating to the front, and French doors opening directly onto the rear garden. A separate dining room offers excellent entertaining space and leads into the conservatory, which enjoys pleasant garden views and French doors opening outside.

The kitchen has been thoughtfully refitted with a high-quality range of units, offering extensive worktop space, wall and base cupboards, a pull-out larder and a small breakfast bar. Integrated appliances include a double oven, electric hob, dishwasher and fridge/freezer. A practical utility room sits adjacent to the kitchen, providing additional work surfaces, storage, sink, space for appliances, a wall-mounted gas boiler and an external door.

On the first floor, the landing provides access to the loft. The principal bedroom is a generous double room with attractive views across the playing fields and benefits from an en-suite shower room. Three further bedrooms are served by a well-appointed family bathroom.

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Outside, the property is approached via a wide driveway providing ample off-road parking and leading to a double garage with twin up-and-over doors. The rear garden is a particular highlight, offering a good degree of privacy with garden, well-established planting and gated side access.

**TENURE:** Freehold

**SERVICES:** Mains water, drainage and electricity are connected. Gas fired heating. **NOTE:** None of these services have been tested by the agent.

**EPC RATING:** C

**WHAT3WORDS:** hello.case.elbow

**LOCAL AUTHORITY:** Colchester Borough Council, 33 Sheepen Road, Colchester, Essex, CO3 3WG (01206 282222). **BAND:** E

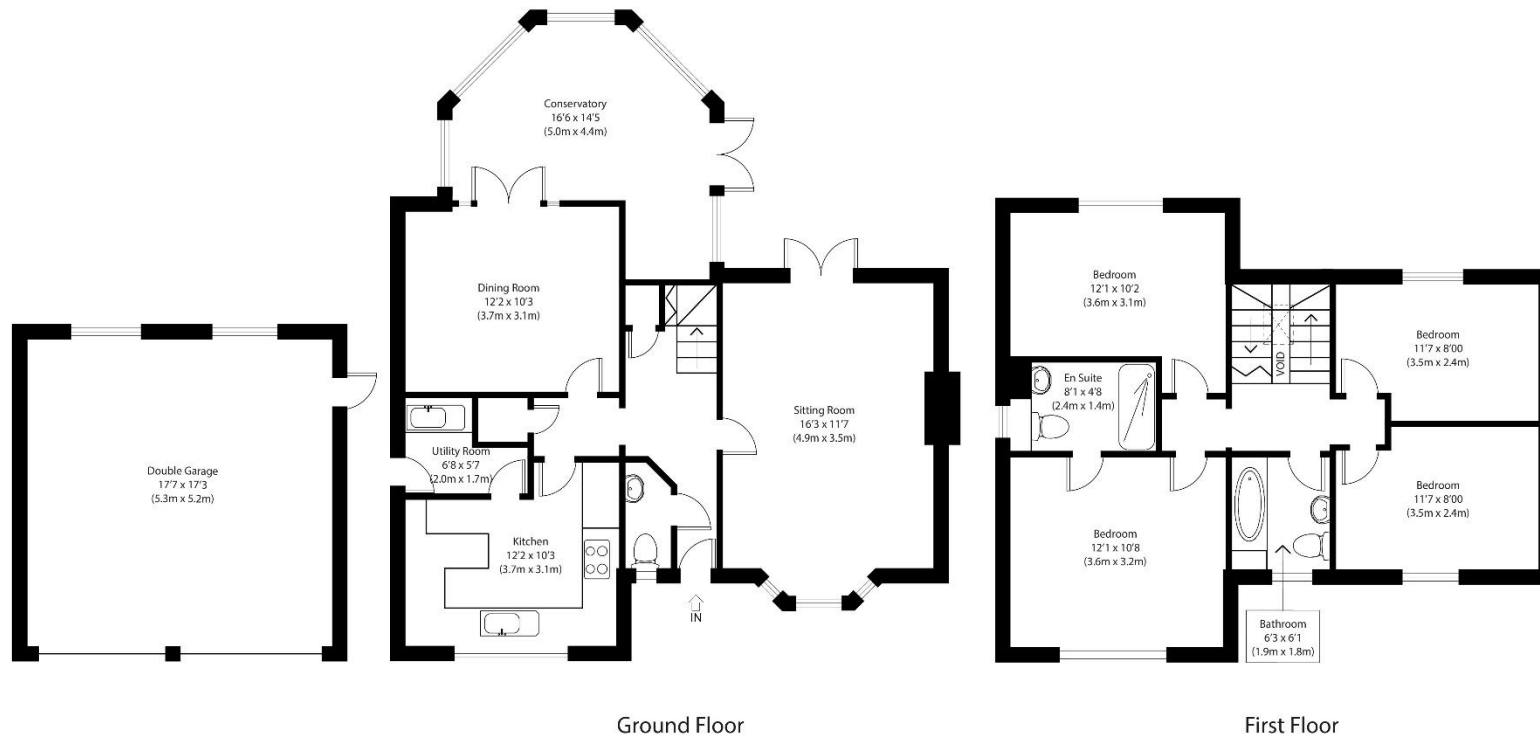
**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



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Approximate Gross Internal Area  
Main House 1405 sq ft (131 sq m)  
Garage 310 sq ft (29 sq m)  
Total 1715 sq ft (159 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.phototousgroup.co.uk

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