

oakheart



£400,000

Guide Price

Maldon Road, Colchester

Guide Price: £400,000 - £425,000

Positioned within the ever-popular Maldon Road area of Colchester, this impressive four/five-bedroom semi-detached townhouse offers generous, flexible accommodation arranged over three thoughtfully designed floors. Blending space, style and a prime location, this home is perfectly suited to modern family living as well as professional buyers seeking convenience.

The location is a key highlight, with a selection of highly regarded private and state schools close by, alongside easy access to Colchester's historic city centre. Here you'll find an array of independent boutiques, cafés, restaurants

and cultural attractions, as well as a mainline railway station providing direct links to London—ideal for commuters. Nearby parks, leisure facilities and excellent road connections further enhance the appeal.

Internally, the property opens into a bright and welcoming entrance hall, leading to a convenient ground floor cloakroom. The contemporary fitted kitchen is well-equipped with integrated appliances, while to the rear, a spacious dual-aspect living and dining area provides a superb setting for both everyday living and entertaining, enhanced by stylish bespoke finishes.

The first floor hosts two well-proportioned double bedrooms, serviced by a

modern family bathroom. Occupying the top floor is a standout principal suite, complete with its own en-suite shower room, alongside two further versatile rooms—ideal as additional bedrooms, a home office or dressing space. Bespoke window shutters throughout add a touch of character while offering both privacy and practicality.

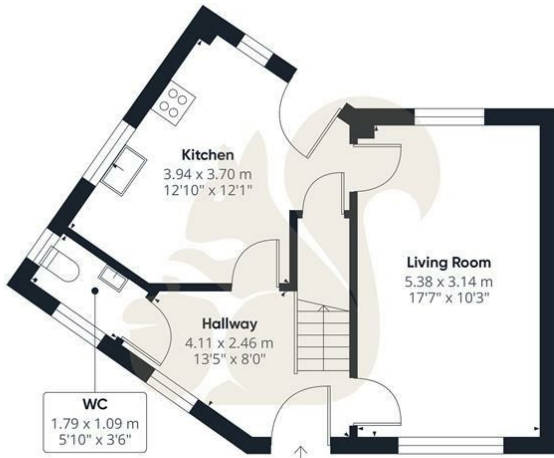
Externally, the property boasts attractive kerb appeal, with a neatly presented front garden enclosed by cast iron railings and mature hedging. To the rear, a private and low-maintenance courtyard garden with artificial lawn provides a pleasant outdoor retreat. Gated rear access leads to two allocated parking spaces, with additional visitor parking available.



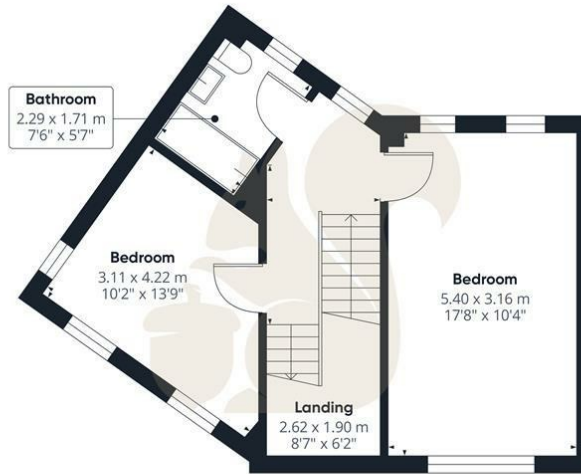








Ground Floor



Floor 1



Floor 3

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Approximate total area⁽¹⁾

116.2 m²
1251 ft²

Reduced headroom

0.2 m²
2 ft²

(1) Excluding balconies and terraces.

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Tenure:
Freehold

Council Tax Band:
E

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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