



**St. Andrews Avenue, Colchester, CO4 3AP**

**welcome to**

**St. Andrews Avenue, Colchester**

This charming EXTENDED 1930's STYLE SEMI-DETACHED HOUSE offers GENEROUS ACCOMMODATION is well-presented throughout being IDEAL FOR GROWING FAMILIES. Situated in a POPULAR RESIDENTIAL AREA the property is convenient for LOCAL SCHOOLS, various shops and supermarkets, BUS ROUTES and the A12/A120.



## Entrance

The property is entered via the front door leading to:

## Entrance Hall

Leaded obscure double glazed window to front aspect, built-in understairs cupboard (housing the electric meter), radiator, stairs rising to the first floor and doors leading to;

## Living Room

Leaded double glazed 1930's style rounded bay window to front aspect, chimney breast, open fireplace feature with wooden surround/tiled hearth and two radiators.

## Kitchen / Dining Room

Double glazed windows to rear and side aspects, one-and-a-half bowl sink and drainer with mixer tap inset to the tiled worktop, range of wall and floor mounted matching cupboards and drawers, Rangemaster double oven/grill with four-ring gas hob/griddle/hot plate and cooker hood over (to remain), plumbing for a washing machine and dishwasher, wall-mounted Vaillant boiler (installed February 2025), radiator, tiled flooring and a door leading to:

## Inner Lobby

Back door with obscure double glazed insets opening onto the rear garden, radiator, tiled flooring and a door leading to:

## Cloakroom

Low level WC, wash hand basin, tiled splashbacks, extractor fan and part tongue and groove clad walls.

## First Floor Landing

Double glazed window to the side aspect and doors

leading to;

## Bedroom One

Double glazed 1930's style rounded bay window to front aspect, access to the loft and a radiator.

## Bedroom Two

Double glazed window to the rear aspect, fitted cupboard and a radiator.

## Bedroom Three

Double glazed window to the rear aspect, radiator.

## Family Bathroom

Obscure double glazed window to the front aspect, enclosed panel bath with adjustable shower head and mixer tap, wash hand basin with mixer tap and cupboard under, low level WC, chrome heated towel rail, extractor fan, inset spotlights, tiled walls and tiled flooring.

## Rear Garden

The rear garden is mainly laid to lawn with a paved patio area, two wooden sheds (one with power connected), summerhouse to the rear, external tap, external lighting and further access via the front gate and side path.

## Driveway

The driveway can be found to the front of the property providing off road parking for a number of vehicles.



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welcome to

## St. Andrews Avenue, Colchester

- Three Bedrooms
- Extended Semi-Detached House
- Spacious Living Room
- Well-Equipped Kitchen/Dining Room
- Bathroom and Cloakroom

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

offers in excess of

**£300,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CSJ109859 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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