



Lexden Road, West Bergholt

Guide Price £700,000

****Guide Price £700,000 - £750,000**** Set at the edge of a well-regarded village, this thoughtfully extended detached house occupies a particularly appealing position, with uninterrupted views across open countryside to the rear. The house unfolds across generous, well-lit interiors, where a calm palette and considered layout create a relaxed, contemporary atmosphere. Outside, the garden has been arranged as a series of outdoor rooms, from sunlit terraces to shaded retreats, all oriented towards the expansive rural backdrop.

Bedrooms: 5 | Bathrooms: 2 | Receptions: 4

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Further Information

Tenure - Freehold

Council Tax - Colchester Band G

Construction - Brick

Mains Sewerage, Electricity, Gas and Water

Sellers position - Needs to secure onward purchase





Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Lexden Road, West Bergholt, Colchester

Approximate Gross Internal Area = 1962 sq ft / 182.3 sq m

Garage = 280 sq ft / 26.0 sq m

Total = 2242 sq ft / 208.3 sq m

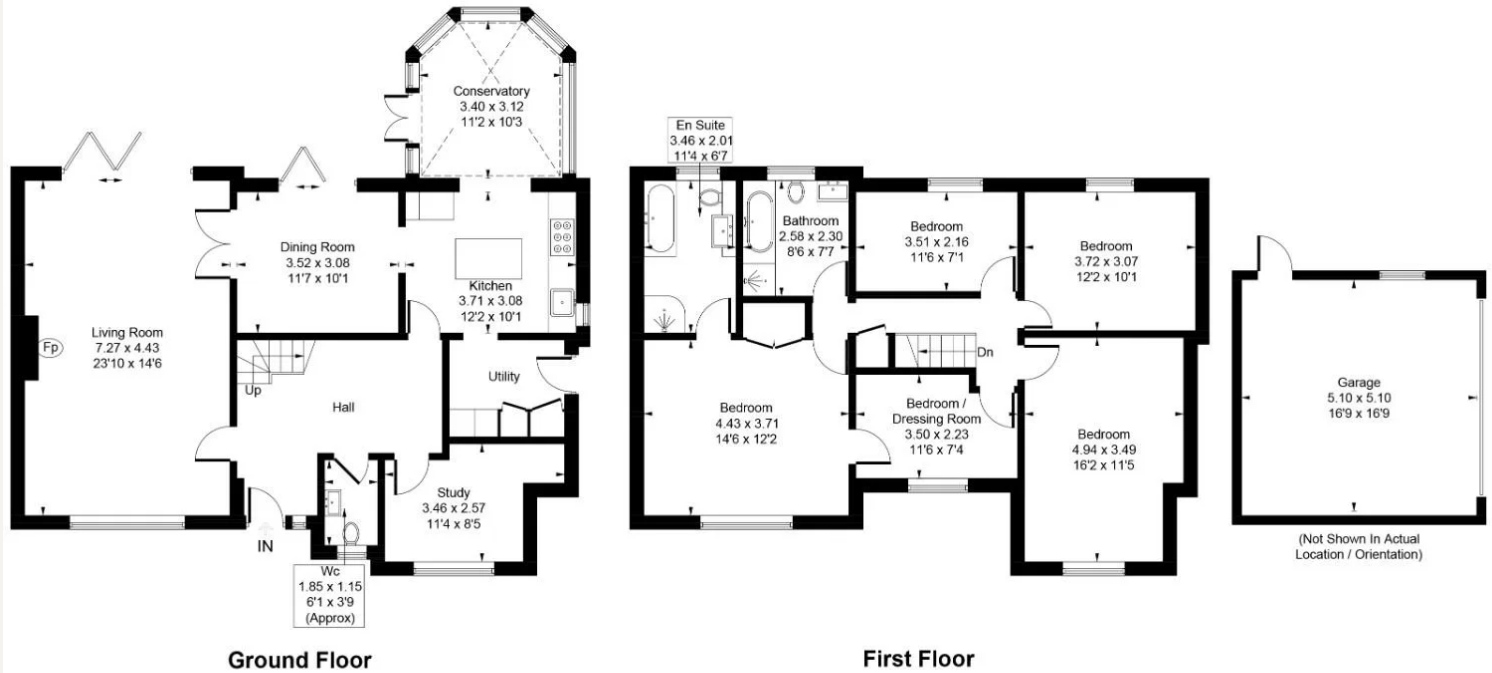


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