



## Shrub End Road, Colchester

A handsome detached Edwardian house with wonderfully balanced proportions, mature gardens and a calm, considered interior. Behind its distinctive red-brick façade lie two generous reception rooms, an extended kitchen opening directly to the garden and four bedrooms arranged across three floors. Original features have been carefully preserved, while thoughtful updates support contemporary family life. The result is a house that feels both elegant and welcoming, with bright, well-connected living spaces and a wonderful sense of flow between house and garden.

£600,000

# Shrub End Road

Colchester, CO3



- Detached Edwardian house extending to approximately 1,742 sq ft across three floors
- Extended kitchen/dining room opening directly onto the garden through bi-fold doors
- Loft conversion providing a generous fourth bedroom and separate study area on the top floor
- Four bedrooms and two bathrooms, including a principal bedroom with en-suite shower room
- Beautifully established rear garden with mature planting, broad lawns and multiple seating areas
- Well positioned for Colchester city centre, excellent schools and rail connections to London
- Two elegant reception rooms with original fireplaces, bay windows and high ceilings
- Driveway parking and gated side access

## The Property

Set behind a low brick boundary wall and driveway, this is a substantial semi-detached house dating from the early years of the twentieth century. Decorative timber detailing, tall windows and a broad front gable give the building a strong architectural presence, while the red-brick elevations remain remarkably well preserved.

The home unfolds from a central hallway. To the front sits a beautifully proportioned reception room, where a bay window, fireplace and generous ceiling heights create an immediate sense of character. A second reception room lies beyond and is currently arranged as a gym, though its proportions would equally lend themselves to a formal dining room, library or family room. There is also a downstairs WC.

At the rear, the house opens into a bright kitchen and dining space extending over 21ft in length. A simple palette of cream cabinetry and dark worktops allows the garden views to take centre stage, while wide bi-fold doors create an easy transition between inside and out. The room works particularly well as the social heart of the house, connecting cooking, dining and outdoor living. There is also potential to extend further on either side STP.

The first floor contains three bedrooms. The principal bedroom occupies the front of the house and benefits from an en-suite shower room. A second generous double bedroom sits alongside, while a third bedroom overlooks the rear garden. A family bathroom with twin basins and contemporary finishes serves this level.

The top floor has been converted to provide a fourth bedroom beneath the eaves, together with a useful landing area currently arranged as a study. The space offers flexibility for guests, home working or older children seeking a degree of independence.

Throughout the house, period details remain intact, including fireplaces, moulded coricing, deep skirtings and tall ceilings, all complemented by a restrained and contemporary decorative approach.

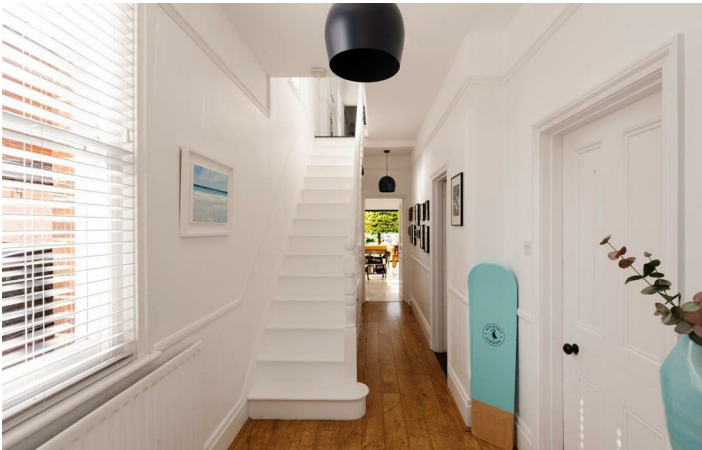
## The Outside

The rear garden is one of the property's defining features. Considerably larger than many found this close to the city centre, it extends away from the house as a series of well-composed outdoor spaces.

Immediately outside the kitchen is a paved terrace designed for outdoor dining. Beyond lies a broad expanse of lawn framed by mature borders, established shrubs and flowering planting that provides colour and texture throughout the seasons. A beautifully shaped central tree creates a natural focal point and gives structure to the garden without compromising its sense of openness.

Towards the rear, further seating areas are tucked among the planting, creating quieter places to retreat throughout the day. The garden feels private, green and remarkably established.

To the front, a private driveway provides off-street parking, while side access leads directly to the rear garden.



# Floor Plan

## Shrub End Road, Colchester

Approximate Gross Internal Area = 1742 sq ft / 161.7 sq m



Illustration for identification purposes only, measurements are approximate, not to scale.  
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