



**Riverview Villas Colchester Road, Lawford**  
Manningtree

Guide Price **£365,000**



## Riverview Villas Colchester Road

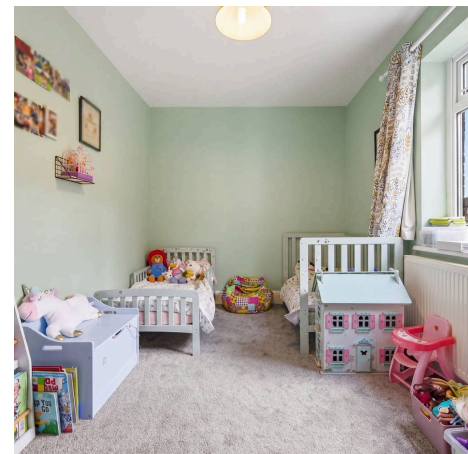
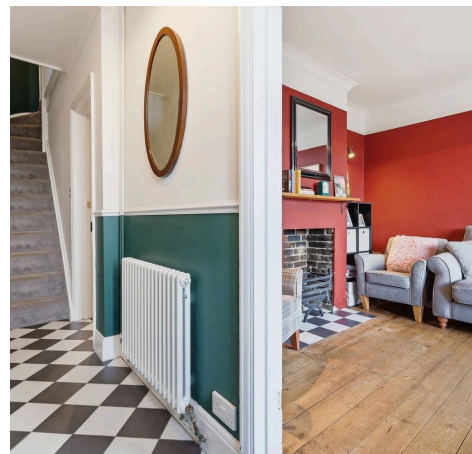
Lawford, Manningtree

A beautifully presented and thoughtfully extended three-bedroom semi-detached home, positioned on Colchester Road in Lawford, directly opposite a park and within easy reach of Manningtree town and mainline railway station.

This attractive home offers a well-balanced mix of character and modern living. The front sitting room provides a warm and inviting space, featuring exposed floorboards and a fireplace, creating a natural focal point.

To the rear, the property opens into a stylish and practical kitchen, fitted with modern units, solid work surfaces and a central island. This flows through to a bright dining area, forming a sociable layout suited to both everyday living and entertaining. The dining space enjoys excellent natural light and views over the garden.

The ground floor also includes a WC and entrance hall, adding to the practicality of the layout.



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Lawford, Manningtree

Upstairs, there are three bedrooms, including a well-proportioned principal bedroom and two further rooms offering flexibility for family, guests or home working. These are served by a modern family bathroom.

Externally, the rear garden offers a generous lawn, a patio seating area for outdoor dining, and established planting, making it well suited to families and those who enjoy time outside. Side access leads to the front, where there is driveway parking for two vehicles.

The location is a key part of the appeal. Positioned opposite a park and within close proximity to well-regarded local schools, the property is ideally placed for family living. Manningtree itself is widely regarded as one of the most desirable small towns in the area, offering a strong sense of community alongside a selection of independent shops, cafés, pubs and everyday amenities.

For commuters, Manningtree railway station is within walking distance and provides direct links to London Liverpool Street, making it a practical choice for those needing regular access to the city while enjoying a more relaxed setting. The nearby coastline and countryside further enhance the lifestyle on offer.

Council Tax band: C

Tenure: Freehold

- Three bedroom semi-detached home
- Extended ground floor with open kitchen and dining space
- Driveway parking and side access
- Generous rear garden with patio and lawn
- Stylish kitchen with island and integrated appliances
- Character features including fireplace and wood flooring
- Ground floor WC and family bathroom
- Opposite a park
- Walking distance to Manningtree town and mainline station





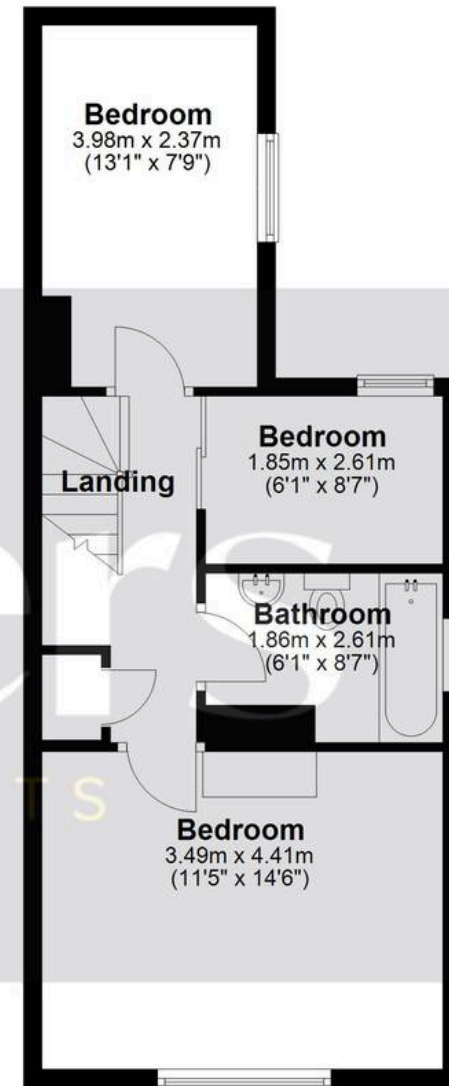
## Ground Floor

Approx. 42.0 sq. metres (452.4 sq. feet)



## First Floor

Approx. 42.3 sq. metres (455.6 sq. feet)



Total area: approx. 84.4 sq. metres (908.0 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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**River View, Colchester Road, Lawford**



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