



## 21 Colchester Road, Coggeshall, Coggeshall Colchester, Essex, CO6

£540,000

- Good sized family accommodation
- Side and rear gardens
- Scope to extend subject to Planning
- Four bedrooms
- Viewing advised

# 21 Colchester Road, Coggeshall Colchester CO6 1RP

Philip James Estates are pleased to offer for sale this four bedroom family house with gardens to rear and side. The property consists of two reception rooms, large kitchen/breakfast room, utility and shower room to the ground floor. To the first floor there are four bedrooms and family bathrooms. There are gardens to the side and rear of the property, a garden room with power and light connected, single attached garage with up and over door with power and light connected. Viewing is advised.



Council Tax Band: F



### Entrance Hall

Glazed front door leading to hallway with stairs rising to first floor, doors to :-

### Lounge

13'9" x 11'5"

Double glazed bay window to front aspect, radiator, wood flooring, open fireplace with log burner

### Dining Room

13'9" x 11'5"

Double glazed bay window to front aspect, radiator, wood flooring.

### Kitchen/Breakfast Room

28'2" x 8'2"

Double glazed window to rear aspect, range of base and eye level units, one and half bowl sink with mixer tap set, integral dishwasher, double oven, hob with extractor hood over. Wood flooring, inset ceiling lights to compliment, exposed brickwork, radiator, double glazed patio doors to rear.

### Utility Room

12'5" x 12'5" max

Range of base units, single sink, plumbed for washing machine and room for tumble dryer, radiator, part glazed door to rear.

### Downstairs Shower Room

Low level WC, wash hand basin, enclosed shower cubicle

### Stairs and Landing

Double glazed window to front aspect, doors to :-

### Bedroom One

12'5" x 11'5"

Double glazed window to front aspect, radiator.

### Bedroom Two

12'5" x 11'5"

Double glazed window to front aspect, radiator.

### Bedroom Three

8'6" x 7'10"

Double glazed window to rear aspect, radiator.

### Bedroom Four

13'1" x 5'10"

Double glazed window to rear aspect, radiator.

### Bathroom

8'6" x 7'2"

Double glazed window to rear aspect, low level WC, wash hand basin, panel bath with mixer tap set, heated towel rail.

### Gardens

Rear and side gardens with mature shrubs and laid to lawn.

### Summer house/ Office

Stand alone unit with power and light connected.

### Garage and Parking

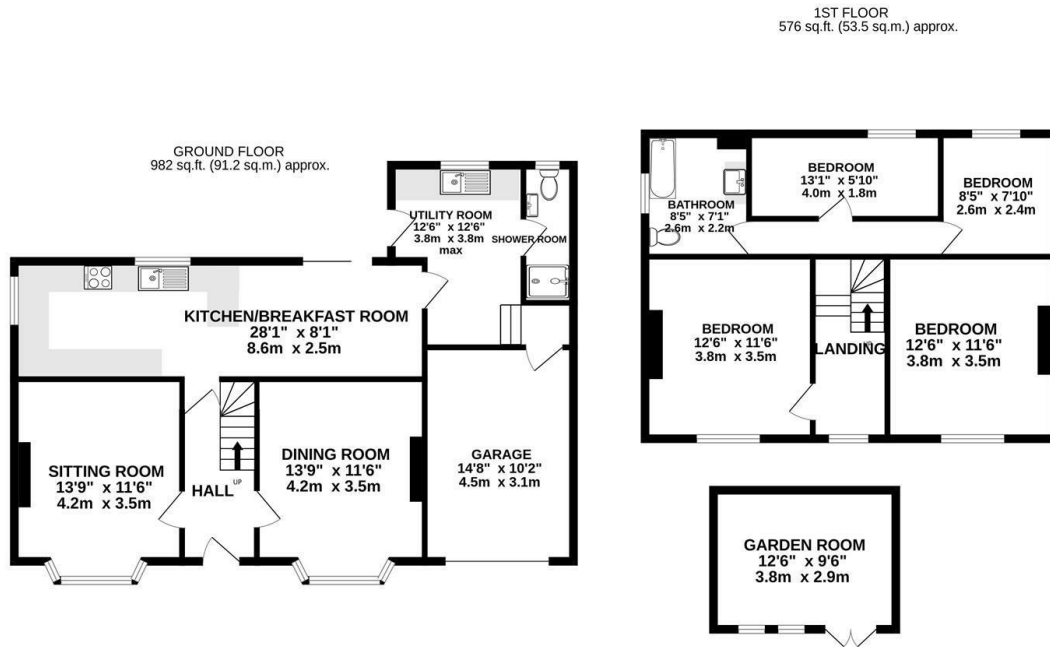
Single garage with up and over door with power and light connected, this can also be reached via the utility room.

### Agents Note

There was a previous planning application for extending the property that has now lapsed. this was for a two storey extension ref number 23/01000/HH





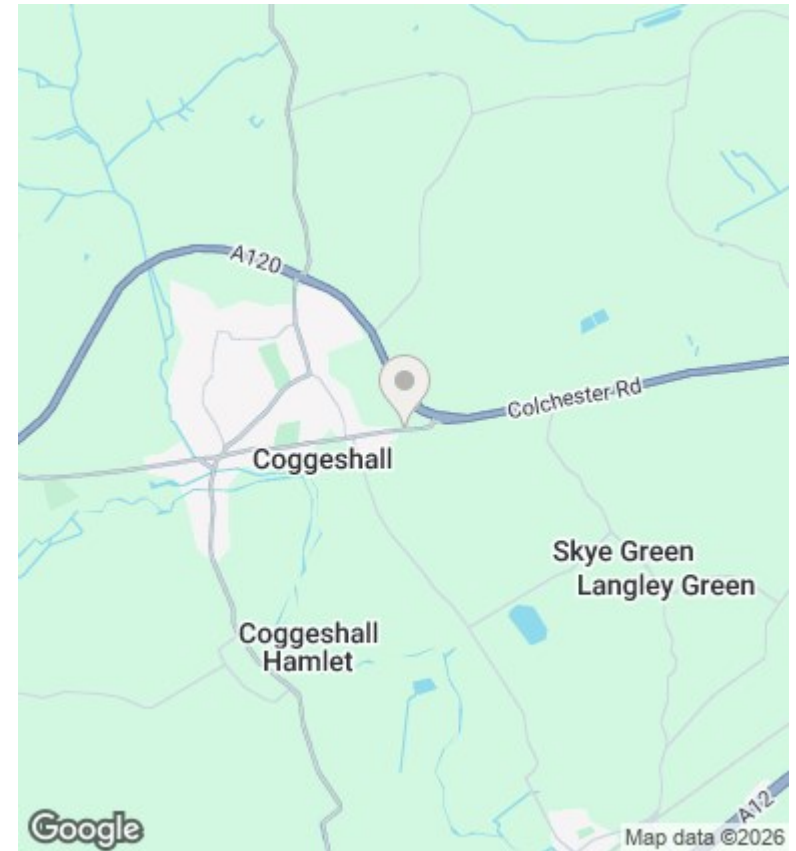


GROUND FLOOR  
982 sq.ft. (91.2 sq.m.) approx.

1ST FLOOR  
576 sq.ft. (53.5 sq.m.) approx.

TOTAL FLOOR AREA : 1558 sq.ft. (144.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

## Viewings

Viewings by arrangement only. Call 01376563656 to make an appointment.

## Council Tax Band

F

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	