THE AVENUE

COLCHESTER, CO3 3PA

£780,000

FREEHOLD

Welcome to The Avenue, Colchester - a charming Victorian townhouse that exudes character and elegance. This stunning property boasts 4 spacious bedrooms spread across 2,153 sq ft, offering ample space for a growing family or those who love to entertain. Located in arguably, one of the finest roads in Lexden.

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• Four bedroom Townhouse • Highly desirable location • Sympathetically restored to an exacting standard • Stunning bathroom suite • Large living room • Designer kitchen/ diner • Attractive West facing garden • Off road parking • Walking distance of desirable schools • Waling distance of City Centre

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Built in 1860, this historic home seamlessly blends classic Victorian architecture with modern amenities, providing the perfect combination of old-world charm and contemporary comfort. The property's age adds a sense of grandeur and history, making it a truly unique find in the heart of Colchester.

Inside the accommodation is spread over four levels. Steps lead up to an attractive entrance door with fanlight to the entrance vestibule with tiled flooring and impressive hallway which has two elegant staircases leading the lower and upper levels. From the main hallway access is gained to the large double length siting room with feature insert wood-burner and dual aspect sash windows with original wooden shutters overlooking the pleasant garden and conversely the private road to the front of the house.

On the first floor is the large principle bedroom with fitted wardrobes, double sash windows and feature fireplace. The stunning family bathroom is a sleek, luxurious haven with walk in ‘drench’ shower and large ‘tub’ for glorious long soaks. This is further enhanced with underfloor heating and steam proof lighted mirror.

The second floor has three further double bedrooms, an impressive cloakroom and good landing space with further fitted wardrobes.

The lower accommodation has a designer fitted kitchen with underfloor heating, large porcelain floor tiles, contemporary units and quarts worktops with glass splashbacks. Fitted appliances include double oven, microwave steamer and convection hob with hot plate. The utility room has plumbing for a tumble dryer and washing machine as well as the water softener. There is also a ‘must have’ walk in pantry.

The dining area is complemented by two sky lights and there is also a wood burner for cozy winter entertaining. A modern cloakroom is situated under the Oak staircase. Glass doors lead to a lower outdoor Courtyard which is a glorious sun trap. There is a further storage cupboard and outside wine cellar.

The property has been sympathetically restored throughout to an exacting standard with great attention to detail. In addition there is Cat 5 cabling throughout.

Convenience is key with parking available for two vehicles, ensuring you never have to worry about finding a spot after a long day. Whether you're hosting a dinner party in the spacious dining area or enjoying a quiet evening in the cosy living room, this townhouse offers the ideal setting for every occasion.

The garden is a West facing 'suntrap' and has a patio

area with attractive boarders. There is also rear access and a large storage shed.

The property is a short walk from Crouch Street with its range of specialist shops including Gunton's Delicatessen, a Tesco Express and variety of popular bars and restaurants. Colchester City centre provides an excellent range of shopping and recreational facilities, wine bars, restaurants, the Mercury Theatre and Firstsite Art Gallery as well as Castle Park.

In addition the location is within easy walking distance to some of the most desirable schools in the county, including St. Mary's School for girls and the Royal Grammar School. The train station is conveniently close with easy access and mainline links to London Liverpool Street in approximately 50 minutes, as well as the A12 being within easy driving distance.
Don't miss the opportunity to make this exquisite Victorian townhouse your new home - book a viewing today and step into a world of timeless elegance and comfort.

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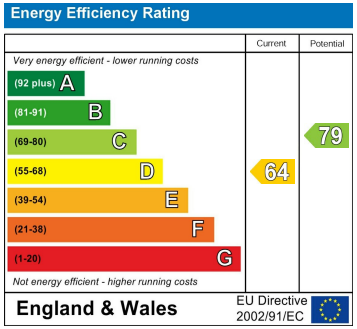

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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