



## Chalfont Road, Colchester

Positioned on a peaceful residential road to the north of Colchester, this well-balanced three-bedroom home offers practical family living across two floors. Light-filled interiors, a generous kitchen/dining room and a private rear garden create a home that is equally suited to everyday life and entertaining. An attached garage and driveway provide useful additional storage and parking, while the location places schools, local amenities and transport connections within easy reach.

Guide price £325,000

# Chalfont Road

Colchester, CO4



- Three-bedroom family home extending to over 1,000 sq ft
- Modern family bathroom with contemporary fittings
- Quiet residential setting close to schools, amenities and green space
- Open-plan kitchen and dining room with direct access to the garden
- Attached garage and private driveway parking
- Well-presented throughout with scope for personalisation over time
- Generous sitting room overlooking the front aspect
- Landscaped rear garden with patio and low-maintenance lawn

## The Property

A covered entrance opens into a welcoming hallway with stairs rising to the first floor. The principal reception room spans the front of the house, offering a comfortable and versatile living space with large windows drawing in natural light.

To the rear, the kitchen and dining room form the social heart of the home. Arranged in an open-plan layout, the space is fitted with ample cabinetry and work surfaces, with room for a family dining table beside sliding doors that open directly onto the garden. The connection between house and garden lends the room a bright, relaxed atmosphere throughout the day.

Upstairs are three bedrooms arranged around a central landing. The principal bedroom is notably generous, while the remaining two rooms provide flexible accommodation for children, guests or home working. A contemporary family bathroom completes the first-floor accommodation.

## The Outside

The property is set back behind a driveway and front garden, with an attached garage positioned to the side.

At the rear, the enclosed garden has been designed for ease of maintenance, combining paved terraces with an artificial lawn and planted borders. There is ample space for outdoor dining, children's play equipment or container planting, creating a pleasant extension of the living space during warmer months.

## The Area

Chalfont Road sits within a well-established residential neighbourhood on the northern side of Colchester, one of Britain's oldest recorded towns. The area is particularly popular with families thanks to its access to respected schools, everyday amenities and nearby green spaces.

Colchester's city centre offers an excellent range of shops, cafés, restaurants and cultural attractions, while the nearby A12 provides convenient road links towards Chelmsford, the M25 and London. Colchester North Station is also within easy reach, offering direct services to London Liverpool Street, making the area a practical choice for commuters.

## Further Information

Tenure: Freehold

Local Authority: Colchester

Council Tax Band: C

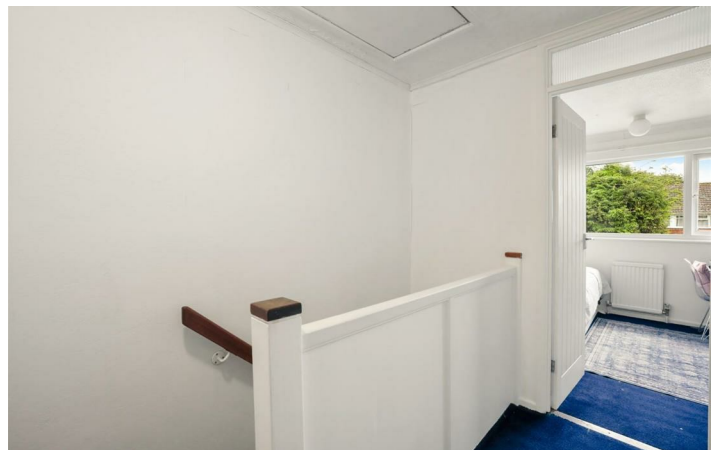
Services: Mains water, drainage, electricity and gas connected

## Mobile Coverage

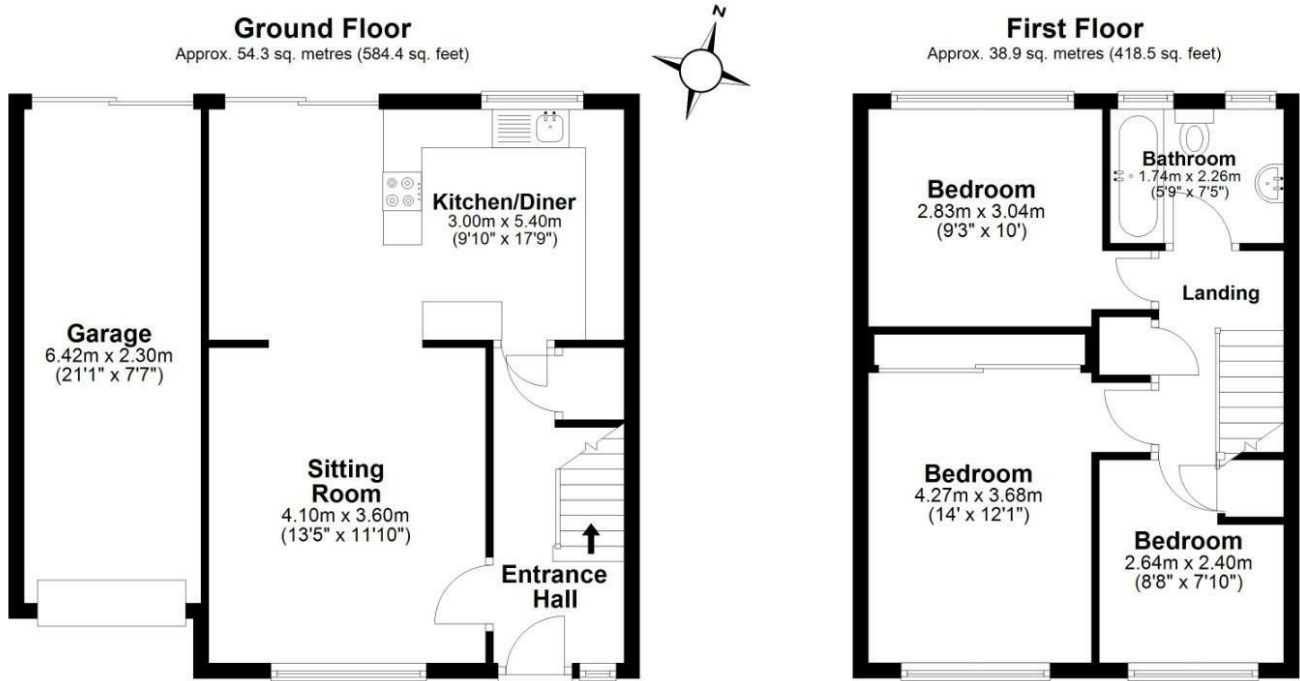
EE Good outdoor, variable in-home

There is a variable chance of a good connection to support mobile services in parts of the home, as well as outdoors. Basic services such as voice and text messages are more likely to be available.

O2 Good outdoor



# Floor Plan



Total area: approx. 93.2 sq. metres (1002.9 sq. feet)

All measurements are provided as a general guide for prospective buyers and should not be considered precise. This floor plan is for illustrative purposes only, and no responsibility is accepted for any error, omission, or misstatement. The services, systems and appliances shown have not been tested, and no guarantee is given regarding their operability or efficiency. Measurements may have been taken from the widest points and could include wardrobe or cupboard space. No guarantee is given for any measurements, including total areas. Buyers are strongly advised to take their own measurements.  
Plan produced using PlanUp.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(82-91) <b>A</b></p> <p>(61-81) <b>B</b></p> <p>(39-60) <b>C</b></p> <p>(15-59) <b>D</b></p> <p>(9-38) <b>E</b></p> <p>(1-8) <b>F</b></p> <p>(1-8) <b>G</b></p> <p>Not energy efficient - higher running costs</p>			<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(81-91) <b>A</b></p> <p>(61-80) <b>B</b></p> <p>(39-60) <b>C</b></p> <p>(15-59) <b>D</b></p> <p>(9-38) <b>E</b></p> <p>(1-8) <b>F</b></p> <p>(1-8) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>		
England & Wales		EU Directive 2002/91/EC		England & Wales	
		EU Directive 2002/91/EC			