



Chalfont Road, Colchester, CO4 0NT

welcome to

Chalfont Road, Colchester

This fantastic EXTENDED DETACHED HOUSE provides SUBSTANTIAL ACCOMMODATION making the PERFECT HOME FOR GROWING FAMILIES. Situated on the SOUGHT-AFTER ST JOHNS ESTATE the property is convenient for LOCAL SCHOOLS, various shops, BUS ROUTES and the A12/A120. Early viewing is highly recommended



Entrance

The property is entered via the front door with double glazed insets leading to:

Porch

Double glazed window to the front aspect, obscure circular window to the side aspect, tiled flooring and a multi-paned door leading to:

Entrance Hall

Window to the front aspect, radiator, stairs rising to the first floor and a door leading to:

Living Room

Double glazed window to the front aspect, chimney breast, electric fireplace feature, radiator and a door leading to:

Dining Room

Double glazed door opening onto the rear garden, double glazed window to the rear aspect, built-in understairs cupboard, door to the utility room and open access to:

Kitchen

Double glazed window to the rear aspect, one-and-a-half bowl sink and drainer with mixer tap inset to the worktop, tiled splashbacks, wall and floor mounted cupboards and drawers (housing the Worcester boiler), built-in electric double oven with four-ring gas hob and cooker hood over, plumbing for a dishwasher and tiled flooring.

Utility Room

Double glazed door opening onto the rear garden, double glazed window to the rear aspect, plumbing for a washing machine, radiator, tiled flooring, door to the garage and a door leading to:

Cloakroom

Obscure double glazed window to the rear aspect, low level WC, wash hand basin, tiled splashbacks and tiled flooring.

First Floor Landing

Access to the loft (part boarded), built-in airing cupboard (housing the water tank) and doors leading to;

Bedroom One

Double glazed window to the front aspect, fitted wardrobes and a radiator.

Bedroom Two

Double glazed window to the rear aspect, built-in cupboard, fitted wardrobes and a radiator.

Bedroom Three

Double glazed window to the front aspect, fitted wardrobe and a radiator.

Bedroom Four

Dual aspect with double glazed windows to the front and rear aspects and a radiator.

Family Bathroom

Obscure double glazed window to the rear aspect, enclosed panel bath with mixer tap and shower attachment, shower cubicle with adjustable shower head and mixer tap, pedestal wash hand basin, low level WC, radiator, inset spotlights and tiled walls.

Rear Garden

The rear garden is mainly laid to lawn with a paved patio area, wooden shed to the rear and an external tap.

Integral Garage

Up and over door to the front, gas and electric meters with power and lighting connected.

Driveway

The driveway can be found to the front of the property providing off road parking.



view this property online williamhbrown.co.uk/Property/CSJ109316



welcome to

Chalfont Road, Colchester

- Offered with No Onward Chain
- Four Bedrooms
- Extended Detached Family House
- Kitchen and Dining Room
- Utility Room and Cloakroom

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

£400,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CSJ109316



Property Ref:
CSJ109316 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01206 843464



ColchesterStJohns@williamhbrown.co.uk



42a St Christopher Road, Colchester, Essex,
CO4 0NA



williamhbrown.co.uk