



## Beverley Road, Lexden

Offered chain-free, a beautifully presented five-bedroom, three-bathroom townhouse in the heart of Lexden, offering over 2,500 sq. ft. of versatile living space. Featuring elegant reception rooms, a high-specification kitchen, two en-suites, and a garden room opening to a west facing garden, this home also benefits from a double garage, off-street parking, and close proximity to excellent schools, shops, and transport links.

Offers in the region of £875,000

# Beverley Road

Colchester, CO3



- Chain Free
- Five spacious bedrooms
- Two en-suites, one family bathroom
- Elegant reception rooms
- West facing garden
- Double garage & drive
- Excellent local schools
- High ceilings
- Victorian style construction
- Prime Colchester postcode

## The Property

Situated in one of Lexden's most desirable addresses, this elegant townhouse offers an exceptional level of accommodation across three floors. Designed and constructed by a respected local developer, the home spans approximately 2,500 sq. ft. and blends classic proportions with modern finishes.

Inside, the spacious entrance hall sets the tone, leading to two reception rooms, one ideal as a sitting room with feature fireplace, the other perfect as a dining room or secondary living space. To the rear, a light-filled garden room provides a tranquil setting with views of the landscaped garden.

The bespoke kitchen, crafted to a high specification, is the true heart of the home. Finished with sleek surfaces, integrated appliances, and a practical layout, it has been designed for both family life and entertaining.

Upstairs, there are five generously sized bedrooms, including a principal suite with dressing area and en-suite, as well as a further en-suite bedroom and a family bathroom. A separate laundry room/kitchenette provides convenience for busy households.

## The Outside

The property is set back from the road, approached via a front lawn, framed with railings. To the rear, the west facing garden is arranged with a paved terrace, mature standard trees, and well-established planting, offering a private space for relaxation or entertaining. Parking is well catered for with off-street parking and a double garage.

## The Area

Lexden is one of Colchester's most sought-after neighbourhoods, prized for its blend of character, amenities, and schooling. The property is within easy reach of boutique shops, delis, and restaurants along Crouch Street, while Colchester city centre offers a full range of retail, cultural, and leisure facilities. Families benefit from access to some of the county's most highly regarded schools, including the Royal Grammar School and St Mary's School for Girls. Excellent transport links are close at hand, with Colchester's mainline station providing fast services to London Liverpool Street in under an hour, and the A12 offering convenient road connections.

## Further Information

Tenure: Freehold

Council Tax: Colchester Band G

Estate Charge of Approx. £537.75

Managing Agent Sapphire

Construction: Brick

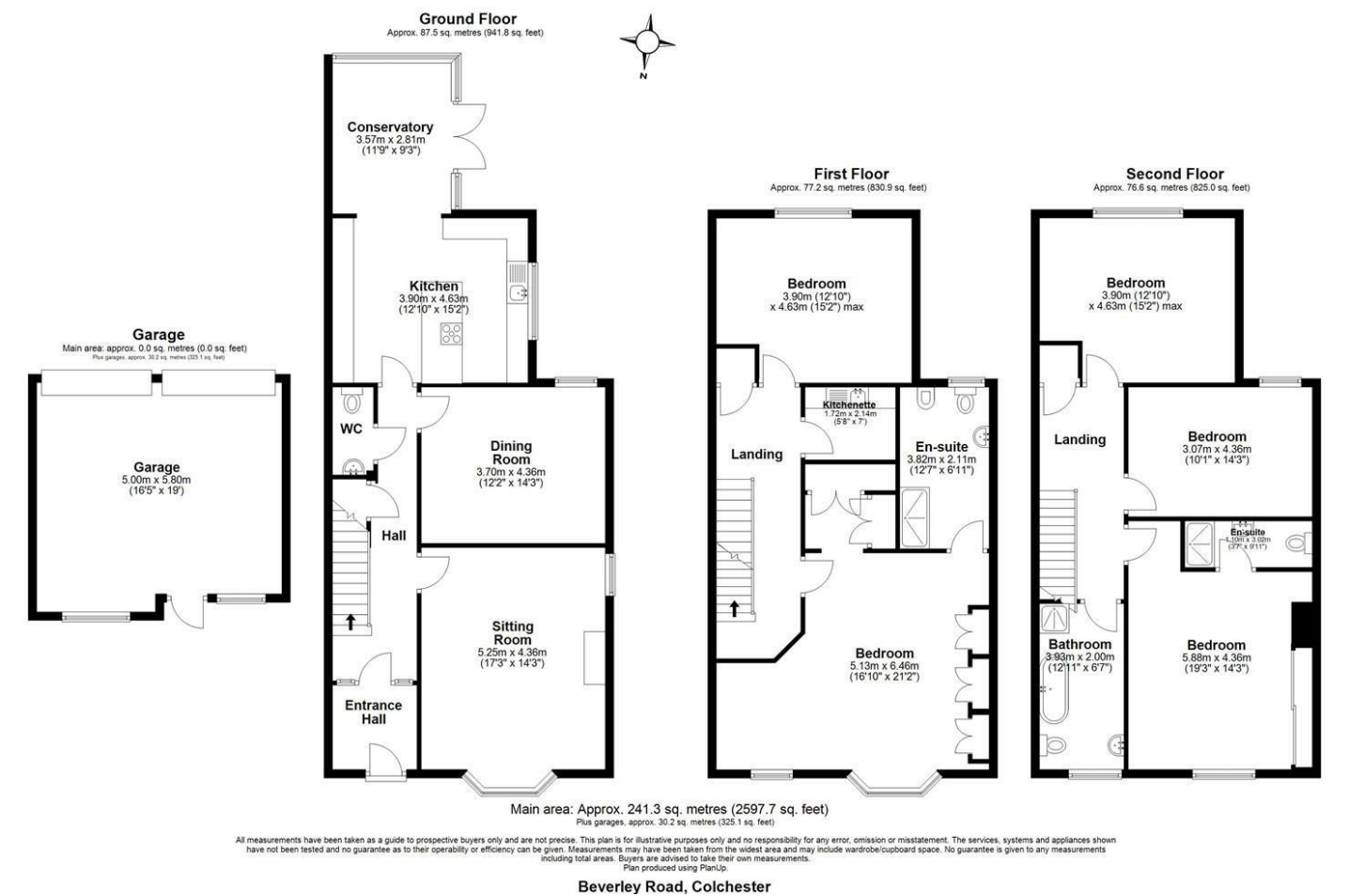
Mains water, gas, electricity and sewerage.

Seller position: Offered chain free

Agents Note: Some of these images have been virtually staged.



Floor Plan



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