



**Romford Close, Colchester, CO4 0AP**

**welcome to**

**Romford Close, Colchester**

Occupying a GENEROUS CORNER PLOT this EXTENDED SEMI-DETACHED HOUSE provides AMPLE ACCOMMODATION making the PERFECT HOME FOR GROWING FAMILIES with viewing highly recommended. Situated on the POPULAR BROADLANDS ESTATE the property is ideal for LOCAL SCHOOLS, various shops, BUS ROUTES and the A12/A120.



### Entrance

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

### Hallway

Obscure double glazed window to the front aspect, built-in understairs cupboard (housing the gas and electric meters), radiator, dado rail, insets spotlights, laminate flooring, stairs rising to the first floor and doors leading to;

### Cloakroom

Obscure double glazed window to the side aspect, low level WC, wash hand basin, tiled splashbacks, extractor fan and laminate flooring.

### Living Room

15' 4" x 11' 10" ( 4.67m x 3.61m )  
Double glazed bow window to the front aspect, chimney breast, fireplace feature with log burner, radiator, dado rail, inset spotlights and laminate flooring.

### Dining Room

17' 8" x 9' max ( 5.38m x 2.74m max )  
Radiator, inset spotlights, laminate flooring, double glazed sliding patio doors to the conservatory and open access to:

### Kitchen

12' 2" x 8' 4" ( 3.71m x 2.54m )  
Double glazed windows to the rear and side aspects, circular sink and circular drainer with mixer tap inset to the worktop, tiled splashbacks, range of wall and floor mounted matching cupboards and drawers, Rangemaster oven with five-ring gas hob and cooker hood over, plumbing for a dishwasher, inset spotlights and tiled flooring.

### Conservatory / Utility Room

8' 8" x 7' ( 2.64m x 2.13m )  
Double glazed French doors to the side opening onto the rear garden, double glazed windows to rear and side, plumbing for a washing machine and tumble dryer, radiator and tiled flooring.

### First Floor Landing

Access to the loft, built-in airing cupboard (housing the water tank), inset spotlights, laminate flooring and doors leading to;

### Bedroom One

14' 4" x 13' 2" max ( 4.37m x 4.01m max )  
Double glazed window to the front aspect, radiator, inset spotlights and a door leading to:

### En-Suite Shower

Obscure double glazed window to the rear aspect, shower cubicle with shower head and mixer tap, wash hand basin with cupboard under, low level WC, radiator, dado rail, shaver point, extractor fan, inset spotlights and part tiled walls.

### Bedroom Two

11' 8" x 11' 6" max ( 3.56m x 3.51m max )  
Double glazed window to the front aspect, radiator, inset spotlights and laminate flooring.

### Bedroom Three

13' x 11' 6" ( 3.96m x 3.51m )  
Double glazed window to the rear aspect, radiator, inset spotlights and laminate flooring.

### Bedroom Four

8' 2" x 7' 6" ( 2.49m x 2.29m )  
Double glazed window to the rear aspect, radiator, inset spotlights and laminate flooring.

### Family Bathroom

Obscure double glazed window to the rear aspect, corner bath, shower cubicle with adjustable shower head and mixer tap, pedestal wash hand basin, low level WC, heated towel rail, wall-mounted electric heater, shaver point, extractor fan, inset spotlights and tiled part walls.

### Rear Garden

The rear garden is mainly laid to lawn with a paved patio area, hardstanding to the rear (with double gates to the side providing additional off road parking) and further access via the front gate and side pathway.

### Garage

17' x 10' ( 5.18m x 3.05m )  
With planning permission to convert (application ref. 230285). Up and over door to the front, personal door to the side, double glazed door to the rear with power and lighting connected.

### Parking

The substantial block paved driveway can be found to the front of the property providing off road parking for several vehicles. In addition there is a parking space available to the side of the property (with double gates allowing access to the hardstanding at the rear of the garden).



***view this property online*** [williamhbrown.co.uk/Property/CSJ108914](http://williamhbrown.co.uk/Property/CSJ108914)



welcome to

## Romford Close, Colchester

- Four Double Bedrooms
- Extended Semi-Detached House
- Lounge and Dining Room
- En-Suite to the Master
- Attractive Rear Garden

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

guide price

**£375,000-£400,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/CSJ108914](https://williamhbrown.co.uk/Property/CSJ108914)



Property Ref:  
CSJ108914 - 0007

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](mailto:ColchesterStJohns@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**