



**St. Andrews Avenue, Colchester, CO4 3AP**

**welcome to**

**St. Andrews Avenue, Colchester**

This fantastic EXTENDED SEMI-DETACHED HOUSE is EXCEPTIONALLY WELL-PRESENTED providing AMPLE ACCOMMODATION making the PERFECT HOME FOR GROWING FAMILIES. Situated in a POPULAR LOCATION the property is ideal for LOCAL SCHOOLS, various shops, BUS ROUTES and the A12/A120. Viewing is highly recommended.



### **Entrance**

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

### **Entrance Hall**

Double glazed window to front aspect, built-in understairs cupboard, radiator, tiled flooring, stairs rising to the first floor and doors leading to;

### **Living Room**

17' 8" into bay x 12' 8" max ( 5.38m into bay x 3.86m max )  
Double glazed 1930's rounded bay window to front aspect, chimney breast and two radiators.

### **Kitchen / Dining Room**

18' 8" x 15' 2" max ( 5.69m x 4.62m max )  
Double glazed French doors opening onto the rear garden, double glazed window to rear aspect, two Velux double glazed skylight windows, central island with single sink and mixer tap inset to the worktop incorporating the breakfast bar (and pop-up power points), range of high-gloss wall and floor mounted matching cupboards and drawers, built-in electric double oven with four-ring induction hob and cooker hood over, built-in microwave oven, plumbing for a dishwasher, radiator, inset spotlights, tiled flooring and a door leading to:

### **Shower Room**

Walk-in shower with waterfall shower head and mixer tap, wash hand basin with mixer tap and cupboard under, low level WC, built-in cupboards (housing the Ideal boiler), plumbing for a washing machine, chrome heated towel rail, inset spotlights, tiled walls and tiled flooring.

### **First Floor Landing**

Obscure double glazed window to the side aspect, access to the loft and doors leading to;

### **Bedroom One**

12' into wardrobes x 11' 8" into bay ( 3.66m into wardrobes x 3.56m into bay )  
Double glazed 1930's rounded bay window to front aspect, built-in wardrobes and a radiator.

### **Bedroom Two**

10' x 9' 10" ( 3.05m x 3.00m )  
Double glazed window to the rear aspect, radiator and laminate flooring.

### **Bedroom Three**

8' 6" x 7' 2" ( 2.59m x 2.18m )  
Double glazed window to the rear aspect and a radiator.

### **Family Bathroom**

Obscure double glazed window to the front aspect, enclosed panel bath with mixer tap, adjustable shower head/mixer tap with waterfall shower head over, wash hand basin with mixer tap and drawers under, low level WC, chrome heated towel rail, extractor fan, inset spotlights, tiled walls and tiled flooring.

### **Rear Garden**

The rear garden is mainly laid to lawn with a paved patio area, vegetable patch to the side, central path leading to the rear, decked patio to the rear, external tap and further access via the front gate and side path.

### **Summer House / Games Room**

20' 6" x 13' ( 6.25m x 3.96m )  
Double glazed French doors to the front, two double glazed windows to the front, worktop with cupboards under, wall-mounted electric heater, inset spotlights, laminate flooring with power connected.

### **Driveway**

There is a block paved driveway to the front of the property providing off road parking for a number of vehicles.



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welcome to

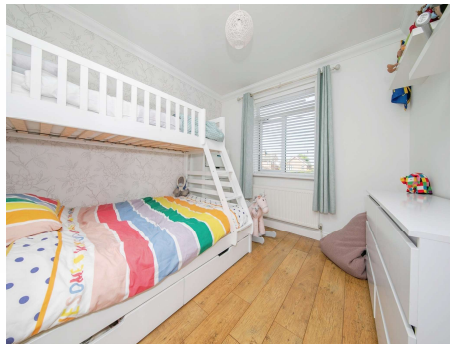
## St. Andrews Avenue, Colchester

- Three Bedrooms
- Extended Semi-Detached Family House
- Stunning Kitchen/Dining Room
- Bathroom and Shower Room
- Generous Rear Garden

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

offers in excess of

**£375,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CSJ108917 - 0004

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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.



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