



Perry Lane, Langham Colchester CO4 5PH

welcome to

Perry Lane, Langham Colchester

This charming DETACHED BUNGALOW occupies a GENEROUS PLOT (2/3 acre approx.) and provides SUBSTANTIAL ACCOMMODATION with early viewing essential. Situated in an EXCLUSIVE CUL-DE-SAC in the POPULAR VILLAGE OF LANGHAM the property is ideal for LOCAL AMENITIES, bus services and EASY ACCESS TO THE A12.



Entrance

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

Hallway

Access to the loft, built-in airing cupboard, radiator and doors leading to;

Dining Room

Double glazed window to the side aspect, radiator and a doorway leading to:

Living Room

Double glazed windows to the front and both side aspects, chimney breast, fireplace feature and a radiator.

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Shower Room

Obscure double glazed window to the side aspect, curved shower cubicle with wall-mounted electric shower and adjustable shower head, wash hand basin with mixer-tap and drawers under, low level WC, radiator and tiled walls.

Breakfast Room

Double glazed window to the side aspect, fitted cupboard (housing the floor-mounted boiler and water tank), radiator and open access to:

Kitchen

Double glazed window to the rear aspect, single sink and drainer with mixer tap inset to the worktop, tiled splashbacks, range of wall and floor mounted

cupboards and drawers, electric cooker point, plumbing for a dishwasher and a part double glazed door leading to:

Utility Room

Door opening onto the rear garden, part double glazed door to the garage, plumbing for a washing machine and a radiator.

Rear Garden

The generous rear garden is mainly laid to lawn with a paved patio area, wooden shed, greenhouse, oil tank, external tap and further access via the front gate and side garden area.

Front Garden

The front garden is mainly laid to lawn with a gravelled path leading to the front door.

Garage

Up-and-over door to the front and two windows to the side.

Parking

There is a substantial gravelled driveway to the front of the property providing off road parking for several vehicles.



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Perry Lane, Langham Colchester

- Three Bedrooms
- Spacious Detached Bungalow
- 3/4 Acre Plot (Approx)
- Lounge and Dining Room
- Kitchen and Breakfast Room

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: E

offers in the region of

£525,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CSJ110195 - 0005

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