



£375,000

Guide Price

Lucas Avenue, Fordham

Guide Price: £375,000 - £400,000.

A spacious and well-presented three-bedroom semi-detached home, ideally situated on Lucas Avenue in the highly sought-after village of Fordham. The property offers excellent access to well-regarded primary and secondary schools, Stane Retail Park, the A12, and Marks Tey Train Station with direct links to London Liverpool Street—making it perfect for families and commuters alike.

The property welcomes you via an entrance hall leading into a bright and comfortable living room, which flows seamlessly into a well-equipped

open-plan kitchen and dining area. The kitchen boasts an extensive range of cupboards and generous worktop space, ideal for modern family living and entertaining.

To the rear, a conservatory provides additional living space and enjoys views over the garden, with direct access outside. From the kitchen, there is access into a versatile workshop and garage area, both benefiting from power and lighting. The workshop also offers a rear door to the garden, while the garage features an up-and-over door to the front.

The first-floor landing includes a useful airing cupboard and leads to two

well-proportioned double bedrooms, a comfortable single bedroom, and a family bathroom.

The enclosed rear garden is thoughtfully arranged with a combination of decking, patio, and a substantial lawn area—ideal for outdoor dining and family use. There are also multiple outbuildings and sheds providing excellent storage options.

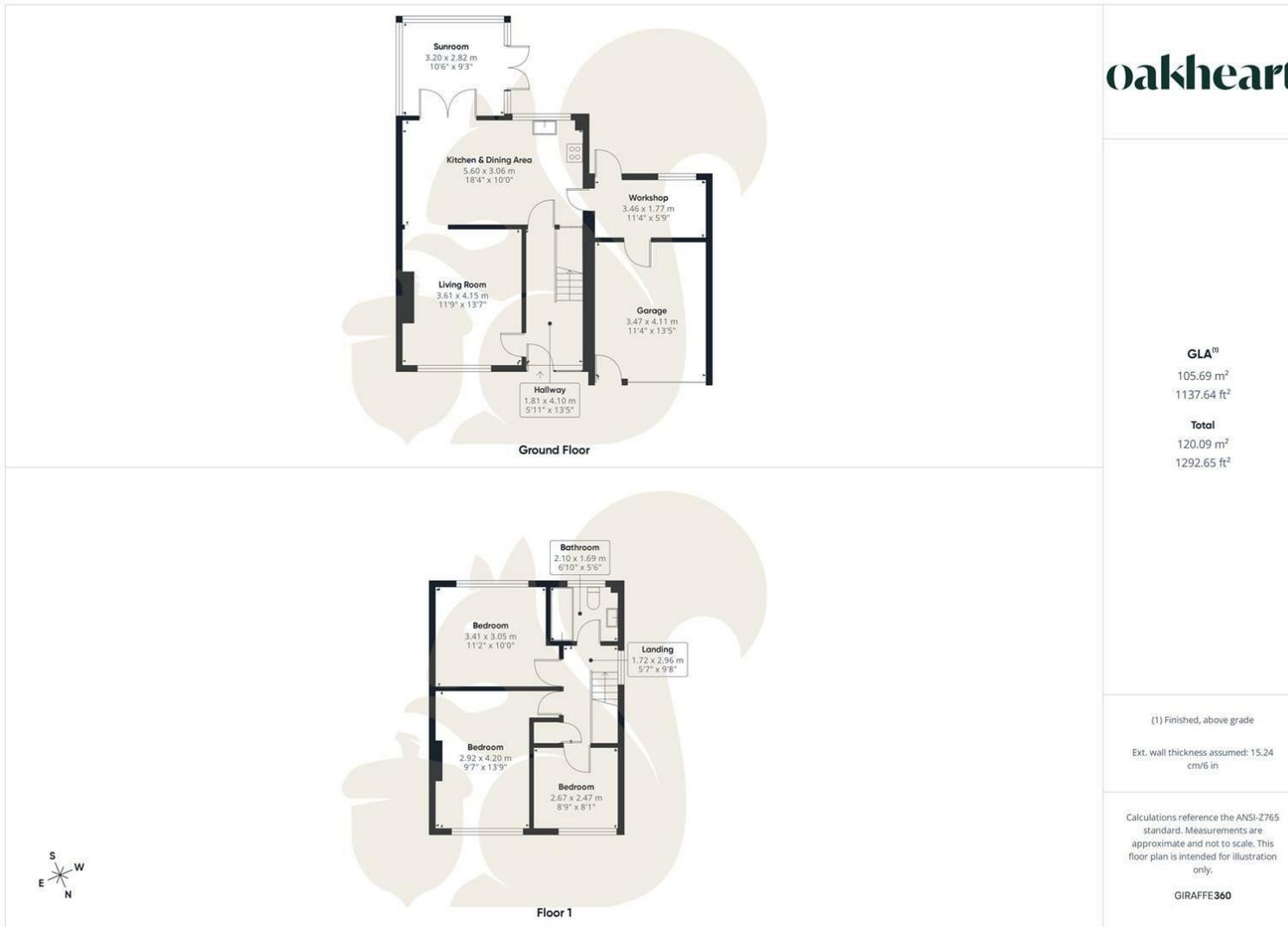
To the front, the property benefits from a driveway offering ample off-road parking for several vehicles.











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GLATM
 105.69 m²
 1137.64 ft²

Total
 120.09 m²
 1292.65 ft²

(1) Finished, above grade
 Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:
 Colchester

Tenure:
 Freehold

Council Tax Band:
 C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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