





St. Christopher Road, St Johns, Colchester, CO4 0NF

william h brown

welcome to

St. Christopher Road, St Johns, Colchester

Occupying an enclosed corner plot this EXTENDED DETACHED HOUSE provides GENEROUS ACCOMMODATION making the PERFECT HOME FOR GROWING FAMILIES situated on the sough-after ST JOHNS ESTATE being ideal for LOCAL SCHOOLS, parade of shops, bus services and the A12/A120.













Entrance
The property is entered via the part double glazed front door leading to:

Porch
Double glazed windows to the side and rear aspects, tiled flooring and a door with obscure double glazed insets leading to:

Hallway
Built-in understairs cupboard, radiator, stairs rising to the first floor and doors leading to;

Kitchen
Part obscure double glazed side door (providing access from the side path and front gate), double glazed window to the front aspect, one-and-a-half bowl ceramic sink and drainer inset to the worktop, tiled splashbacks, range of wall and floor mounted matching cupboards and drawers, integral fridge and dishwasher, gas cooker and washing machine (both to remain), wall-mounted Alpha boiler (installed November 2025) and tiled flooring.

Cloakroom
Obscure double glazed window to the side aspect, low level WC, wash hand basin with cupboard under, tiled splashbacks and a radiator.

Sitting Room
Double glazed sliding patio doors opening onto the rear garden, double glazed windows to the rear and side aspects, two radiators and a door leading to:

Dining Room / Bedroom Four
Double glazed windows to the rear and side aspects, built-in larder cupboard (with shelving) and further built-in cupboard.

First Floor Landing
Double glazed window to the side aspect, built-in cupboard (with shelving and a radiator) and doors leading to;

Bedroom One
Two double glazed windows to the rear aspect, six fitted double wardrobes and radiator.

Bedroom Two
Double glazed window to the front aspect, free standing wardrobe and a radiator.

Bedroom Three
Double glazed window to the side aspect, access to the loft (part boarded with a loft ladder), fitted wardrobe and a radiator.

Shower Room
Obscure double glazed window to the front aspect, walk-in shower with adjustable shower head and mixer-tap, circular wash hand basin with mixer-tap, low level WC, chrome heated towel rail, tiled walls and tiled flooring.

Rear Garden
The enclosed rear garden is mainly paved with a water feature to the rear and gated access to the side garden.

Side Garden
The enclosed side garden is mainly laid to lawn with further gated access to the front.

Front Garden
The front garden is mainly laid to lawn with an external tap to the front and a gated pathway leading to the side door.

Garage
Up-and-over door to the front, door to the side with power and lighting connected.

Parking
The block paved driveway can be found to the side of the property (with double gates) providing off road parking for several vehicles.

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St. Christopher Road, St Johns Colchester

- Three/Four Bedrooms
- Extended Detached Family Home
- Dining Room/Fourth Bedroom
- Modern Shower Room
- Enclosed Corner Plot
- Wrap-around Gardens
- Garage & Driveway

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



£375,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
CSJ110311 - 0004

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