



Shrub End Road, Colchester

£600,000

A handsome detached Edwardian house with wonderfully balanced proportions, mature gardens and a calm, considered interior. Behind its distinctive red-brick façade lie two generous reception rooms, an extended kitchen opening directly to the garden and four bedrooms arranged across three floors. Original features have been carefully preserved, while thoughtful updates support contemporary family life. The result is a house that feels both elegant and welcoming, with bright, well-connected living spaces and a wonderful sense of flow between house and garden.

Bedrooms: 4 | Bathrooms: 2 | Receptions: 3

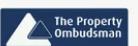
Naked Collective Ltd. Trading as Naked.

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Tenure: Freehold

Property Type: Semi Detached House

- Detached Edwardian house extending to approximately 1,742 sq ft across three floors
- Four bedrooms and two bathrooms, including a principal bedroom with en-suite shower room
- Two elegant reception rooms with original fireplaces, bay windows and high ceilings
- Extended kitchen/dining room opening directly onto the garden through bi-fold doors
- Beautifully established rear garden with mature planting, broad lawns and multiple seating areas
- Driveway parking and gated side access
- Loft conversion providing a generous fourth bedroom and separate study area on the top floor
- Well positioned for Colchester city centre, excellent schools and rail connections to London

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Further Information

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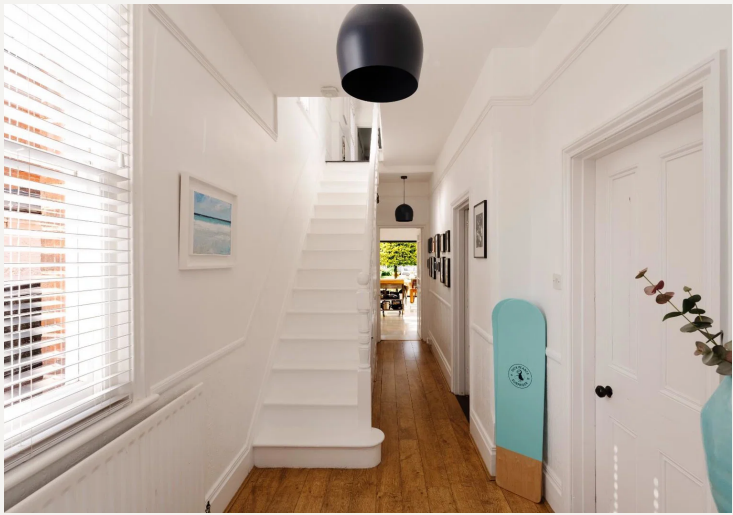
Local Authority: Colchester City Council

Council Tax Band: D

Property Construction: Brick

Mains Gas, Electricity, Water and Sewerage





Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales		EU Directive 2002/91/EC 

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Approximate Gross Internal Area = 1742 sq ft / 161.7 sq m



Illustration for identification purposes only, measurements are approximate, not to scale.

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