

oakheart

£475,000

Offers In Excess Of
Beaconsfield Avenue, Colchester

A beautifully updated and generously proportioned four-bedroom terraced home, arranged across three floors and ideally positioned on the sought-after Beaconsfield Avenue. The property enjoys convenient access to the highly regarded Hamilton Primary School, Colchester City Centre, and Colchester Town Station, with direct rail links to London Liverpool Street.

Stepping inside, you are welcomed by a bright and spacious living room, centred around an eye-catching feature fireplace—perfect for relaxing evenings. The adjoining dining room flows effortlessly into a recently installed (2024) sunroom, creating a light-filled space with direct access to the landscaped rear garden—ideal for both entertaining and unwinding.

The bespoke wooden kitchen combines classic design with modern practicality, featuring elegant quartz worktops and integrated appliances. With direct access to the garden, it offers a seamless connection between indoor and outdoor living.

The first floor comprises three well-proportioned bedrooms, each offering a comfortable retreat, along with a contemporary family bathroom made up of roll-top bath, separate large walk in shower, WC & wash basin - fitted with stylish, high-quality fixtures.

Occupying the entire second floor, the impressive principal bedroom provides

a private and peaceful haven, enhanced by ample space and natural light—perfect for relaxation.

Outside, the garden offers a charming mix of patio and lawn, creating a versatile space for outdoor dining and leisure. A convenient side gate allows easy access to the front of the property.











Ground Floor



Floor 1



Floor 2



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GLA[®]
103.19 m²
1110.78 ft²

Total
119.56 m²
1286.97 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom

----- Below 1.5 m/5 ft
Areas with headroom below 1.52 m/5 ft are excluded

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 | | 84 |
| (69-80) C | | |
| (55-68) D | 67 | |
| (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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