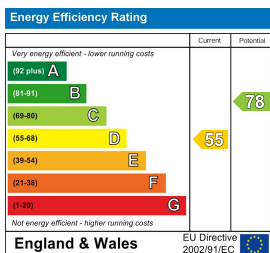




- Four/ five bedroom detached Chalet
- Popular Lexden location
- Stunning rear garden
- Five reception rooms
- Two bathrooms
- GCH and double glazed
- Garage and parking for several cars
- Close proximity of desirable schools
- Walking distance of City Centre



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sales@greenwoodpc.co.uk
 01206 616820

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 and potential buyers/tenants are advised to recheck the measurements



Property Description

Situated in the ever popular Lexden area within close proximity of Colchester City Centre and good local schooling is this four/ five bedroom detached family home.

Approaching from the drive, there is an enclosed entrance porch. This leads into a large reception room with solid wood floor, patio doors onto garden and feature fireplace. This provides ample seating area but also leads into the open plan kitchen/ breakfast room. This has a range of modern gloss units, breakfast bar and incorporates two integrated electric ovens, integrated coffee machine and integrated microwave. A five ring gas hob with overhead extractor and integrated dishwasher complete the appliances. There is a great area for a dining/ breakfast table with views over the stunning garden.

From the kitchen, you access the utility/ boot room with plumbing for washing machine, doors to garden and front of the house and plenty of storage for coats and boots.

Another side of the reception room leads into the formal dining room, again with views over the garden and into a spacious study room.

On the opposite side of the reception room, a further corridor leads to two double bedrooms with fitted wardrobes and a modern shower room.

The first floor has two large double bedrooms with fitted wardrobes and a further bedroom/ office off one of these. There is also the

family bathroom with shower.

The property has Gas Central Heating (not tested) and double glazing throughout.

Outside

To the front of the property there is ample off road parking as well as a single garage and lawn area. The rear is a stunning bay of tranquility that would suit a keen gardener but also lends itself to outdoor entertainment of a grand scale. Mature trees enclose the lush lawn which is surrounded by abundant flower beds. The patio area also has a small water feature pond. The garden is South facing and not overlooked.

Location

This family home is located in the most highly sought after Lexden, positioned to the West of the town centre, in a quiet cul de sac.

The property is a short walk from Crouch Street with its range of specialist shops including Gunton's Delicatessen, a Tesco Express and variety of popular bars and restaurants. Colchester City centre provides an excellent range of shopping and recreational facilities, wine bars, restaurants, the Mercury Theatre and Firstsite Art Gallery as well as Castle Park.

In addition the location is within easy walking distance to some of the most desirable schools in the county, including St. Mary's School for girls and the Royal Grammar School. The train station is conveniently close with easy access and mainline links to London Liverpool Street in approximately 50 minutes, as well as the A12 being within easy driving distance.

