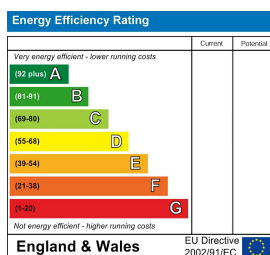




- 5 Double Bedrooms Georgian Town House
- Kitchen Breakfast Room
- Family Bathroom
- Ensuite Bathroom
- Soughtafter Lexden Location
- Sitting Room
- Study & utility room
- Off-road Parking
- Walking distance of Town Centre
- Chain Free



GREENWOOD  
PROPERTY CONSULTANTS

**Lexden Road**  
**Colchester, Essex, CO3 3PT**

**£750,000**  
**Freehold**

Essex House  
42 Crouch Street  
Colchester  
Essex  
CO3 3HH

<http://www.greenwoodpc.co.uk>  
[sales@greenwoodpc.co.uk](mailto: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

A truly exceptional five bedroom Georgian Town house renovated to exacting standards, set in the heart of Lexden within walking distance of the Town Centre and desirable schools.

The property has multiple original features and has been sympathetically restored. A large entrance hall greets you from the main front door, leading into a light and airy reception room which overlooks the West facing garden. There is a further reception room/ bedroom.

On the first floor there are two double bedrooms, a well appointed en-suite bathroom and a separate cloakroom.

The top floor has two further double bedrooms and family bathroom. There is also a fantastic sky light which floods in sunlight.

The lower ground floor consists of a tastefully fitted kitchen/ breakfast room with integrated appliances, quartz worktops and French doors onto the garden. There is also a utility room with quartz worktop, wine cellar, study room, cloakroom and snug/ dining room. Additionally there is a boiler room accessed from the rear entrance.

The garden is a West facing 'suntrap' and has a patio area and decking with attractive boards. There is also rear access.

To the front of the house there is off road parking for several vehicles.

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 town 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.

