

oakheart



£550,000

Guide Price

Hubert Road, Lexden

Guide price of £550,000 to £575,000.

Located on the highly sought-after Hubert Road in the prestigious Lexden area of Colchester, this immaculately presented and substantially extended four-bedroom, two-bathroom semi-detached home offers outstanding accommodation across three floors. Blending period charm with high-end modern

finishes, the property has been thoughtfully enhanced to meet the demands of contemporary family life, boasting an impressive kitchen with a central island, an open-plan dining extension, a luxurious principal bedroom suite via loft conversion, and a newly built, fully powered garden studio.

Set within easy reach of high-performing state and

private schools, Colchester City Centre, the A12, Lexden Springs Nature Reserve, and various local amenities, this home is perfectly positioned for families seeking space, convenience, and access to excellent education and transport links.











Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
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Approximate total area⁽¹⁾
146.42 m²
1576.07 ft²

Reduced headroom
6.07 m²
65.28 ft²

(1) Excluding balconies and terraces.

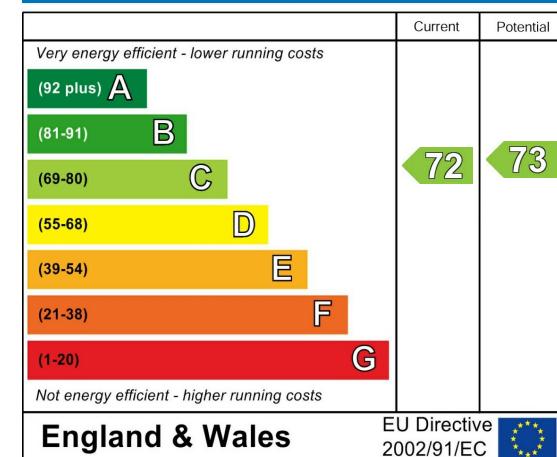
Reduced headroom
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating



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.