

oakheart



£400,000

Guide Price

Maldon Road, Colchester

Guide Price: £400,000 - £425,000.

Nestled within the highly desirable Maldon Road area of Colchester, this impressive four/five-bedroom semi-detached townhouse offers generous accommodation paired with a superb location. Arranged over three spacious floors, the home provides a flexible and stylish layout, making it ideally suited to families and professionals alike.

The property is conveniently positioned close to some of the county's most highly regarded private and comprehensive schools, making it a particularly attractive option for families. Colchester's historic and vibrant city centre is

within easy walking distance and offers an excellent selection of independent shops, restaurants, cultural attractions, and a mainline railway station. There is also excellent access to nearby parks, leisure facilities, and major road links for commuters.

Upon entering, you are greeted by a bright and welcoming entrance hall with the added benefit of a downstairs cloakroom. The modern, fully fitted kitchen features integrated appliances, while the dual-aspect living and dining area provides a light and inviting space for both everyday living and entertaining, complemented by stylish bespoke details.

The first floor comprises two generous double bedrooms and a contemporary family bathroom. Occupying the second floor is the impressive master suite with its own en-suite shower room, together with two further well-proportioned bedrooms. Bespoke window shutters throughout the property enhance both the character and functionality of the home.

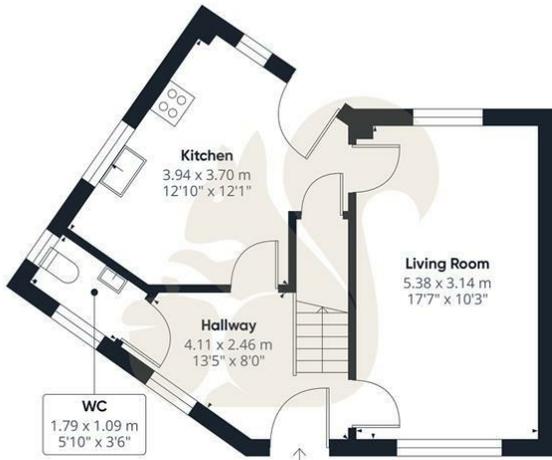
Externally, the front garden is attractively enclosed by cast iron railings and mature hedging, creating excellent kerb appeal. To the rear is a private, low-maintenance courtyard garden with artificial lawn, ideal for relaxing. Gated access leads directly to two allocated parking spaces, along with additional visitor parking.



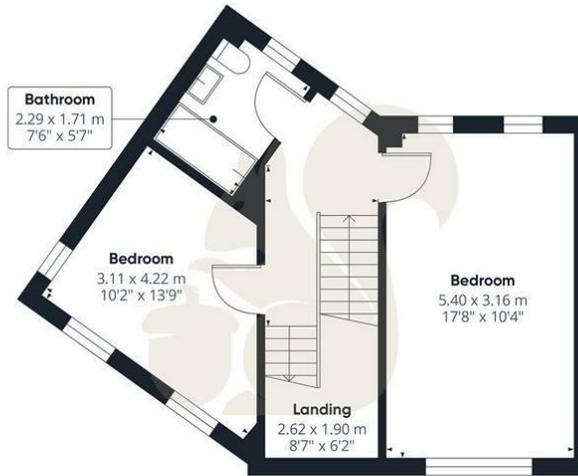








Ground Floor



Floor 1



Floor 3

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Approximate total area⁽¹⁾

116.2 m²
1251 ft²

Reduced headroom

0.2 m²
2 ft²

(1) Excluding balconies and terraces.

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

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Tenure:
Freehold

Council Tax Band:
E

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C	77	
(55-68) D		
(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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