

oakheart

£375,000

Offers In Excess Of
London Road, Copford

This extensively extended and thoughtfully designed two-bedroom semi-detached home in the desirable village of Copford, Colchester, offers nearly 1,300 square feet of versatile and beautifully appointed living space, perfectly suited for modern family life and entertaining.

Upon entering through the inviting entrance hall, you are greeted by a spacious bay-fronted living room to the left, which provides a bright and comfortable space to relax. This room flows effortlessly into the heart of the home—a stunning open-plan extension that has been expertly crafted to create a seamless blend of kitchen, dining, and lounge areas. The kitchen is beautifully fitted with a range of integrated appliances, sleek cabinetry, and ample work

surfaces, making it a joy for cooking and socialising. Adjacent to the kitchen is a generous dining area and a further lounge space, all flooded with natural light thanks to the full-width bi-fold doors that open directly onto the extensive rear garden, creating a perfect indoor-outdoor flow for entertaining guests or enjoying family time.

Off the main living area, there is a versatile office or playroom, ideal for those working from home, homeschooling, or simply needing additional space for hobbies and activities. The ground floor also benefits from a practical utility room, providing extra storage and laundry facilities, as well as a convenient downstairs W/C, enhancing the functionality of the home.

Upstairs, the property boasts two spacious double bedrooms, each offering ample room for rest and relaxation. The family bathroom is fully equipped and impressively styled, featuring a luxurious roll-top bath that adds a touch of elegance and comfort.

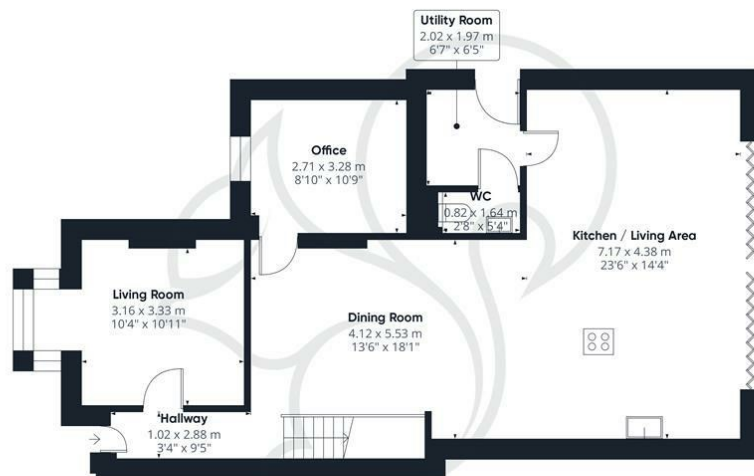
Externally, the home is complemented by off-road parking for multiple vehicles at the front, ensuring ease of access and convenience. The rear garden is extensive and private, providing a outdoor space for children to play, gardening enthusiasts to cultivate, or for hosting summer barbecues











Ground Floor



Floor 1

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Approximate total area^m
120.5 m²
1296 ft²

(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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