



St. Johns Road, Colchester, CO4 0JQ

welcome to

St. Johns Road, Colchester

This exceptional DETACHED CHALET STYLE BUNGALOW provides GENEROUS FAMILY ACCOMMODATION and is BEAUTIFULLY PRESENTED THROUGHOUT. Situated on the SOUGHT-AFTER ST JOHNS ESTATE the property is ideal for LOCAL SCHOOLS, various shops, bus routes and the A12/A120. Early viewing is highly recommended.



Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (including vat) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance

The property is entered via the front door leading to:

Entrance Hall

Two obscure double glazed windows to the front aspect, radiator, part exposed brick wall, inset lighting and doors leading to;

Kitchen / Dining Room

17' 4" x 15' 2" max (5.28m x 4.62m max)

Dual aspect with double glazed windows to the front and rear aspects, one-and-a-half bowl sink and drainer with mixer tap inset to the worktop, range of high-gloss wall and floor mounted matching cupboards and drawers, integral dishwasher, electric cooker point, Stainless Steel splashback, cooker hood over, built-in microwave, built-in cupboard (housing the boiler and gas meter), radiator, inset lighting, laminate flooring and a door leading to

Utility Room

9' 10" x 6' 6" (3.00m x 1.98m)

Obscure double glazed door opening onto the rear garden, single sink and drainer with mixer tap inset to the worktop, tiled splashbacks, high gloss wall and floor mounted cupboards, plumbing for a washing machine, radiator and laminate flooring.

Cloakroom

Obscure double glazed window to the front aspect, low level WC including wash hand basin with mixer tap and part exposed brick wall.

Living Room

22' 2" x 16' (6.76m x 4.88m)

Three full length double glazed windows to the front aspect, log burner, radiator, laminate flooring, door to the study and a door leading to:

Inner Hallway

Laminate flooring and doors leading to;

Bedroom One

14' x 9' 10" (4.27m x 3.00m)

Double glazed window to the side aspect, radiator and a doorway to: WALK-IN WARDROBE (9'10 x 4'6) with hanging rails and a radiator.

Bedroom Two

9' 10" x 9' 4" (3.00m x 2.84m)

Double glazed French doors opening onto the rear garden, radiator and laminate flooring.

Bathroom / Shower Room

Obscure double glazed window to the side aspect, enclosed panel bath with mixer tap and shower attachment, walk-in double shower cubicle with adjustable shower head and waterfall shower head over (aqua-boarded walls), wash hand basin with mixer tap and cupboard under, low level WC, chrome heated towel rail and inset lighting.

Study

10' 10" x 8' (3.30m x 2.44m)

Double glazed French doors opening onto the rear garden, double glazed window to the side aspect, radiator, shelving unit/hidden door leading to a stairway rising to:

Second Floor Landing

Access to restricted loft space and doors leading to;

Bedroom Three

13' 10" x 9' 4" max (4.22m x 2.84m max)

Double glazed window to the side aspect, radiator, doorway to: STORAGE AREA/PLAY AREA (9'6 x 6'10) and a doorway to: WALK-IN WARDROBE with hanging rails and laminate flooring.

Bedroom Four

11' x 10' 8" (3.35m x 3.25m)

Double glazed window to the side aspect, radiator, doorway to: STORAGE AREA/PLAY AREA (11' x 6'10) and a doorway to: WALK-IN WARDROBE with hanging rails and laminate flooring.

Separate W.C.

Low level WC, wash hand basin and a doorway to: STORAGE AREA (with potential access to the plumbing).

Rear Garden

The rear garden is mainly laid to lawn with a paved patio area, decked patio area and further gated access to the side.

Front Garden

The front garden is mainly laid to lawn with boxed electric meter to the side.

Garage

Up and over door to the front, personnel door to the front, power and lighting connected with a door to: STORAGE AREA (11'10 x 9'10) part glazed door to the rear garden, window to the side with power and lighting connected.

Driveway

There is a substantial block paved driveway with a sliding gate to the front of the property providing off road parking for several vehicles.



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St. Johns Road, Colchester

- Four Bedrooms
- Detached Chalet Style Bungalow
- High-Gloss Kitchen/Dining Room
- Stylish Living Room & Study
- Family Bathroom/Shower Room
- Generous Front & Rear Gardens
- Garage & Substantial Driveway
- Sought-After St Johns Location

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: E

offers in excess of

£500,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CSJ110173 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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