



**Chalfont Road, Colchester, CO4 0NY**

**welcome to**

**Chalfont Road, Colchester**

This excellent SEMI-DETACHED HOUSE is well-presented throughout making the PERFECT HOME FOR GROWING FAMILIES. Nestled in a CHARMING CUL-DE-SAC on the popular ST JOHNS ESTATE the property is ideal for LOCAL SCHOOLS, various shops, bus services and the A12/A120.



### **Entrance**

The property is entered via the front door with obscure double glazed inset and sidelights leading to:

### **Entrance Porch**

Tiled flooring and a double glazed door leading to:

### **Entrance Hall**

Built-in under-stairs cupboard, radiator, stairs rising to the first floor and doors leading to;

### **Living Room**

Triple glazed window to the front aspect and a radiator.

### **Kitchen / Dining Room**

Part double glazed door opening onto the rear garden, two double glazed windows to the rear aspect, single sink and drainer with mixer-tap inset to the worktop, tiled splashbacks, range of wall and floor mounted matching cupboards and drawers, integral fridge, built-in electric oven with four-ring electric hob and cooker hood over, radiator and tiled flooring.

### **Utility Room**

Accessed from the rear garden via the part glazed door with a double glazed window to the rear aspect, plumbing for a washing machine, 'Potterton' central heating boiler, tiled flooring and a door leading to the front storage area.

### **Storage Area**

Garage style storage area with double doors to the front, door to the rear (leading to the utility room), window to the front with power and lighting connected.

### **First Floor Landing**

Access to the loft and doors leading to;

### **Bedroom One**

Double glazed window to the front aspect and a radiator.

### **Bedroom Two**

Double glazed window to the rear aspect and a radiator.

### **Bedroom Three**

Double glazed window to the front aspect, built-in cupboard and a radiator.

### **Bathroom**

Obscure double glazed window to the rear aspect, enclosed panel bath with mixer-tap and shower attachment, pedestal wash hand basin with mixer-tap and tiled walls.

### **Separate Wc**

obscure double glazed window to the rear aspect, low level WC and tiled walls.

### **Rear Garden**

The rear garden is mainly laid to lawn with a paved patio area, raised flower beds and external tap.

### **Parking**

The block paved driveway can be found to the front of the property providing for off road parking.



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welcome to

## Chalfont Road, Colchester

- Three Bedrooms
- Semi Detached Family House
- Extended Lounge and Porch
- Kitchen/Dining Room
- Converted Garage and Utility

Tenure: Freehold EPC Rating: D

Council Tax Band: C

# £340,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CSJ110091 - 0002

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