



Chalfont Road, St Johns, Colchester, CO4 0NY

welcome to

Chalfont Road, St Johns, 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, St Johns 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

offers in excess of

£325,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CSJ110091 - 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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