



Perry Lane, Langham Colchester CO4 5PH

welcome to

Perry Lane, Langham Colchester

Offered with NO ONWARD CHAIN this charming DETACHED BUNGALOW occupies a GENEROUS PLOT (2/3 acre approx.) and provides SUBSTANTIAL ACCOMMODATION. Situated in an EXCLUSIVE CUL-DE-SAC in the POPULAR VILLAGE OF LANGHAM the property is ideal for LOCAL AMENITIES, bus services and EASY ACCESS TO THE A12.



Entrance

The property is entered via the front door with obscure double glazed inserts leading to:

Hallway

Access to the loft, built-in airing cupboard, radiator and doors leading to;

Dining Room

11' 2" x 9' (3.40m x 2.74m)

Double glazed window to the side aspect, radiator and a doorway leading to:

Living Room

15' x 13' 6" max (4.57m x 4.11m max)

Double glazed windows to the front and both side aspects, chimney breast, fireplace feature and a radiator.

Bedroom One

11' 2" x 10' 6" (3.40m x 3.20m)

Double glazed window to the side aspect, fitted wardrobe and a radiator.

Bedroom Two

12' x 10' 10" (3.66m x 3.30m)

Double glazed window to the rear aspect, fitted wardrobe and a radiator.

Bedroom Three

10' 8" x 7' 4" (3.25m x 2.24m)

Double glazed window to the front aspect, fitted wardrobe and a radiator.

Shower Room

Obscure double glazed window to the side aspect, curved shower cubicle with wall-mounted electric shower and adjustable shower head, wash hand basin with mixer-tap and drawers under, low level WC, radiator and tiled walls.

Breakfast Room

10' 8" x 8' 6" (3.25m x 2.59m)

Double glazed window to the side aspect, fitted cupboard (housing the floor-mounted boiler and

water tank), radiator and open access to:

Kitchen

11' 2" x 6' 8" (3.40m x 2.03m)

Double glazed window to the rear aspect, single sink and drainer with mixer tap inset to the worktop, tiled splashbacks, range of wall and floor mounted cupboards and drawers, electric cooker point, plumbing for a dishwasher and a part double glazed door leading to:

Utility Room

11' 10" x 7' 10" (3.61m x 2.39m)

Door opening onto the rear garden, part double glazed door to the garage, plumbing for a washing machine and a radiator.

Rear Garden

The generous rear garden is mainly laid to lawn with a paved patio area, wooden shed, greenhouse, oil tank, external tap and further access via the front gate and side garden area.

Front Garden

The front garden is mainly laid to lawn with a gravelled path leading to the front door.

Garage

23' x 10' (7.01m x 3.05m)

Up-and-over door to the front and two windows to the side.

Parking

There is a substantial gravelled driveway to the front of the property providing off road parking for several vehicles.



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Perry Lane, Langham Colchester

- Three Bedrooms
- Spacious Detached Bungalow
- 3/4 Acre Plot (Approx)
- Lounge and Dining Room
- Kitchen and Breakfast Room

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

offers in the region of

£525,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CSJ110195 - 0003

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