

FRONT Residential Estate Agents



Langham Place
Eastwood Drive, Colchester

Guide Price
£575,000



Substantial Detached House in Desirable Location

Five Bedrooms | Two Master Bedrooms with En-Suites | Large and Established Gardens
Spacious Conservatory | Desirable location & Position | Three Reception Rooms | Viewing
Essential

FRONT are delighted to offer for sale this impressive detached house located in one of the areas most desirable postcodes on the northern outskirts of Colchester. On offer is spacious and versatile family accommodation that is well presented throughout and a location affording excellent access to local schools and supermarkets as well as Colchester General Hospital and mainline railway station. We strongly recommend an early internal viewing to avoid disappointment.

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Access via hardwood entrance door to:

Entrance Hall

Coved ceiling, built in coat/storage cupboard, radiator, stairs rising to first floor accommodation, doors to:

Sitting Room 24'8 x 12'2

Coved ceiling, two radiators, bay window to front aspect, sliding door to conservatory.

Kitchen/Breakfast Room 22'5 x 10'6

Attractive range of eye level units incorporating glazed display cabinets with matching cupboards and drawers below, built in dishwasher, built in hob and oven, fitted work surfaces, sink with drainer and mixer taps, tiled splash backs, ceramic tile flooring, windows to side and rear aspect, radiator, doors to conservatory and utility room.

Conservatory 20'9 x 7'9

Of brick and double glazed glass construction, fitted blinds, ceramic tile flooring, patio doors to rear aspect.

Dining Room 11'9 x 10'4

Coved ceiling, radiator, double glazed window to rear aspect.

Family Room 17'2 x 9'5

Radiator, two windows to front aspect.

Utility Room

Fitted work surface, sink with drainer, further appliance space, tiled flooring, radiator, window and door to rear aspect.

Cloakroom

Low level wc, wash hand basin, radiator, extractor fan.

FIRST FLOOR ACCOMMODATION

Landing

Spacious landing with double fitted linen cupboard, loft access via hatch, window to radiator, window to front aspect, doors to:

Master Bedroom One 14'4 x 14'1

Two double fitted wardrobes, radiator, window to front aspect, door to:

En-Suite

Panel bath, low level wc, pedestal wash hand basin, part tiled walls, radiator, obscure window to rear aspect.

Master Bedroom Two 16'6 x 13'4 maximum

Two double fitted wardrobes, radiator, window to rear aspect, door to:

En-Suite

Tiled shower cubicle, low level wc, pedestal wash hand basin, low level wc, wood laminate flooring, radiator, window to rear aspect.

Bedroom Three 12'x 10'5

Radiator, two windows to rear aspect.

Bedroom Four 10'3 x 8'2

Range of fitted wardrobes and overhead storage cupboards, radiator, window to rear aspect.

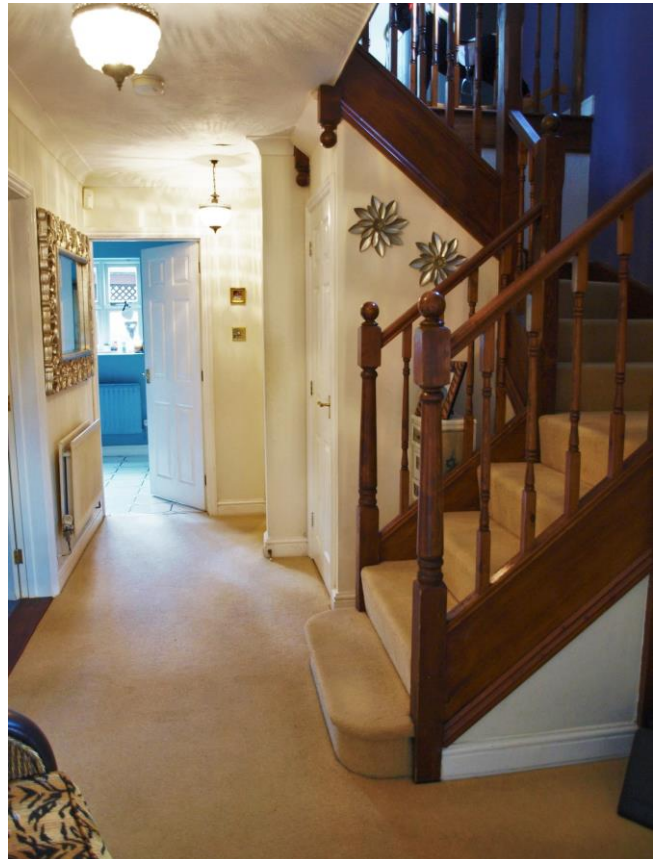
Bedroom Five 10'5 x 7'2

Range of fitted wardrobes and overhead storage cupboards, radiator, window to front aspect.

Family Bathroom

Panel bath with shower fitted over, low level wc, pedestal wash hand basin, radiator, obscure window to front aspect.









Outside & Gardens

To the front of the property there is a good size block paved driveway providing off road parking leading to the garage with up and over door and a path to the front door. The rear gardens surround the property in an L-shape with a large block paved area to one side that is inset with variety of mature trees and screened with a high level acoustic fence with a personal door to the garage. To the other side is a large lawn area which is has mature tree, shrub and flower borders and further patio area leading from the conservatory.



Location

The property is located in a very desirable cul-de-sac on the northern outskirts of Colchester in the Highwoods Woodland Park area and affords excellent access to the A12 and Colchester's mainline railway station with a direct line to London Liverpool Street taking approximately 50 minutes. Local amenities close by include supermarkets, retail centers and primary/secondary schools and the A12 and Colchester General Hospital are just a short drive away.



AGENT NOTE

These property particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements quoted are approximate.