



GAME ESTATES

PROPERTY SALES & LETTINGS

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18 Prince Albert Road
Colchester
Essex
CO5 8AN

Offers in Excess of
£700,000



Large five bedroom established detached family home with double garage, in and out driveway, further hard standing and gardens, close to the beach, three reception rooms, en-suite to master, 100` x 50` south facing rear garden sts, no onward chain.

Five bedrooms

Detached family home on an elevated plot

Double garage with an in and out driveway

100` x 50` south facing rear garden

Kitchen/diner, utility room

Conservatory and dining room

Family bathroom, en-suite and cloakroom

Close to the beach with sea views from the bedrooms

No onward chain

Entrance Hall: 16' 8" x 4' 8" extending to 6`4 (5.08m x 1.42m)

Timber balustrade to stairwell, under stair storage cupboard, radiator, doors to:

Cloakroom: 5' 5" x 2' 11" (1.65m x 0.89m)

White suite comprising close coupled w.c, wall mounted wash basin, obscure window to front aspect.

Lounge: 25' 5" x 12' 2" (7.74m x 3.71m)

Feature open brick fireplace with log burner, double opening casements doors to rear garden, window to front aspect, double opening casement doors to dining room.

Bedroom 5/study: 8' 5" x 8' 4" (2.56m x 2.54m)

Window to front aspect, radiator.

Dining Room: 9' 2" x 8' 5" + bay window 2.79m x 2.56m)

Bay window to rear aspect, radiator.

Kitchen/Breakfast Room: 15' 9" x 12' 5" (4.80m x 3.78m)

`L shaped` roll top work surfaces with inset sink with mixer tap, drawers and cupboards under, fitted double oven inset hob with extractor, fridge, eye level cabinets, windows to side and rear aspects, opening to conservatory.

Conservatory: 13' 11" x 9' 3" (4.24m x 2.82m)

Of brick and glazed construction, double opening casement doors to side aspect, fan light, radiator.

First Floor Landing: 14' 4" x 2' 10" (4.37m x 0.86m)

Loft access (insulated), unchecked, recessed airing cupboard, doors to:

Bedroom 1: 18' 1" x 12' 3" (5.51m x 3.73m)

Window to front aspect, fitted wardrobes, radiator, door to:

En-suite: 8' 2" x 6' 0" (2.49m x 1.83m)

White suite comprising enclosed shower, close coupled w.c, wash basin in vanity with cupboards under, half wood paneling, obscure window to front aspect, radiator.

Bedroom 2: 12' 6" x 8' 4" (3.81m x 2.54m)

Window to rear aspect with sea views, fitted wardrobes, radiator.

Bedroom 3: 11' 6" x 8' 5" (3.50m x 2.56m)

Window to front aspect, radiator.

Bedroom 4: 9' 11" x 6' 11" (3.02m x 2.11m)

Window to rear aspect, radiator.

Family Bathroom: 11' 5" x 5' 5" (3.48m x 1.65m)

White suite comprising curved bath with feet with mixer tap shower attachment, close coupled w.c, pedestal wash basin, part wooden panelling, shaver point, obscure window to side aspect, radiator.

Double Garage: 22' 0" x 17' 4" (6.70m x 5.28m)

Two up and over doors, loft storage, obscure window to side aspect.

Rear Garden: 100' 0" x 50' 0" (30.46m x 15.23m)

Laid to lawn, paved patio, mature hedging and brick walls to boundaries, water tap, plastic oil tank, gate to front aspect, timber shed.

Side Garden: 22' 0" x 11' 3" (6.70m x 3.43m)

Block paved, double opening gates to front aspect.

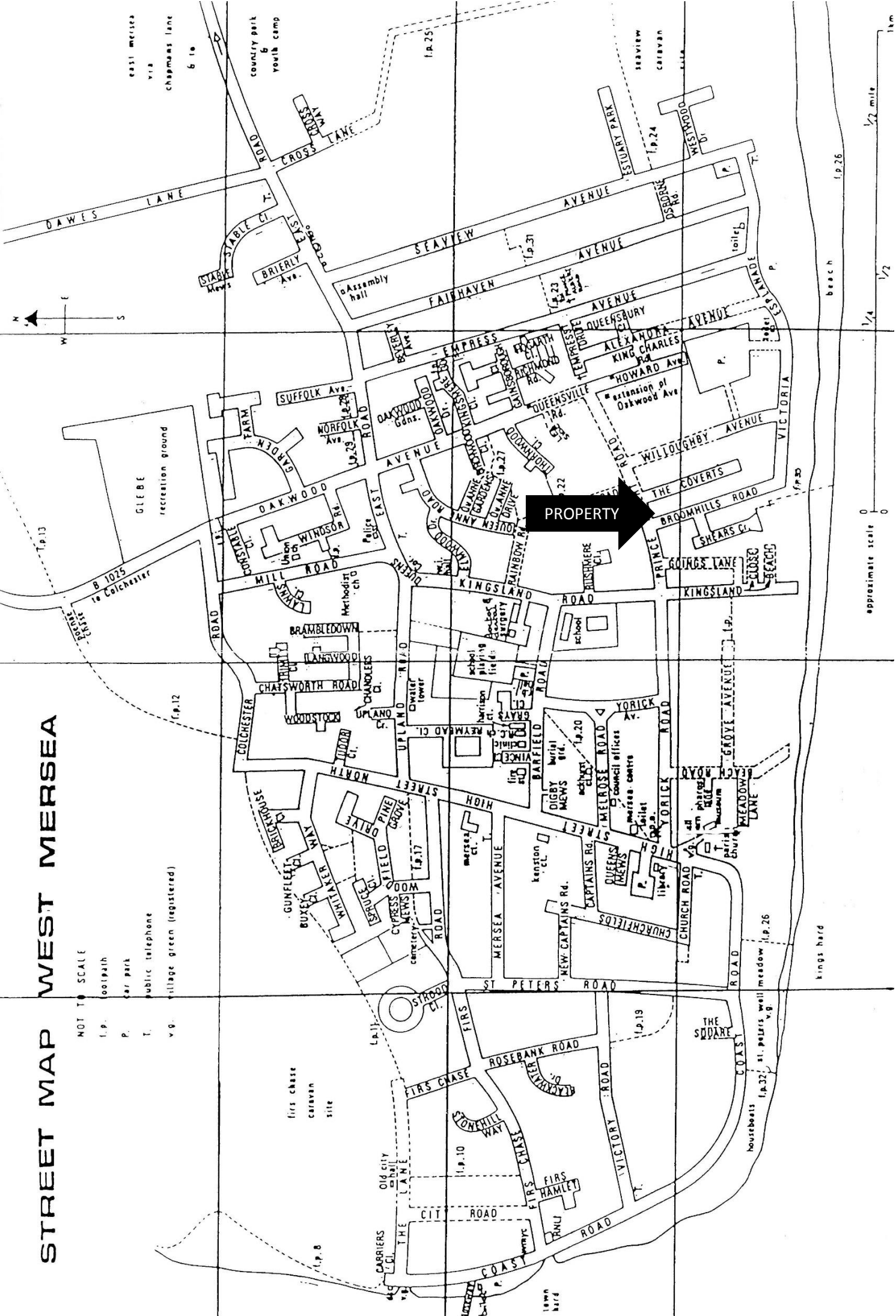
Front garden: 100' 0" x 31' 5" (30.46m x 9.57m)

Block paved in and out driveway.

STREET MAP WEST MERSEA

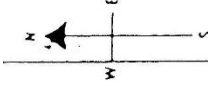
NOT TO SCALE

- I.P. footpath
- P. car park
- T. public telephone
- v.g. village green (registered)



approximate scale
0 0 1/4 1/2 mile 1km

east mersea via Chapman's lane 6 to
country park & youth camp
I.P.25
I.P.24
I.P.23
I.P.31
I.P.22
I.P.21
I.P.20
I.P.19
I.P.18
I.P.17
I.P.16
I.P.15
I.P.14
I.P.13
I.P.12
I.P.11
I.P.10
I.P.9
I.P.8
I.P.7
I.P.6
I.P.5
I.P.4
I.P.3
I.P.2
I.P.1



PROPERTY

GLEBE recreation ground

B 1025 to Colchester

firs chase caravan site

THE SQUARE

kings hard

lawn hard

houseboats

kenston

school playing field

school

Police

Assembly hall

Assembly hall

seaview caravan

seaview caravan

seaview caravan

seaview caravan

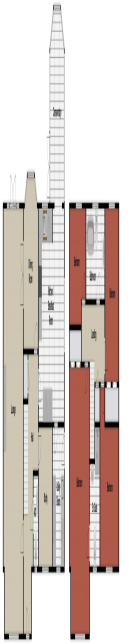
seaview caravan

seaview caravan

seaview caravan

seaview caravan

AWAITING EPC & FLOORPLAN



1:20
Architectural
Elevation/Section



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This floor plan is not to scale and is for illustrative purposes only.
We make no guarantee, warranty or representation as to its accuracy and completeness.



