



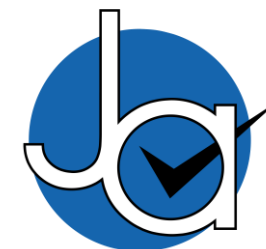
**4 bedroom
Semi-Detached
House located
in Colchester.**

**Guide Price
£650,000 - £700,000**

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King Coel Road Colchester CO3

FULL DESCRIPTION

OVERVIEW

GUIDE PRICE of £650,000 - £700,000

John Alexander are proud to present to market this semi-detached four bedroom unique Edwardian home, built in 1910. Situated on the Lexden/Stanway border in West Colchester, being perfectly located for a number of Primary Schools with good and outstanding Ofsted. The Stanway Secondary school is also approx. 10 minute walk from this stunning home. The Tollgate Retail Park and recently built Stane Retail Park is also close by, offering a number of supermarkets and eateries. For the commuter, Colchester and Marks Tey railway stations are also a short drive away, offering direct links to London Liverpool Street, Norwich and Ipswich.

THE HOME

King Coel Road offers a wealth of space and versatile accommodation which is just under approx. 3, 000 square feet. This stunning home boasts four/ five reception rooms and four bedrooms offering privacy for all the family. This magnificent home currently includes a self-contained AIR BNB listing, generating just under £15,000 per year in bookings, we have been advised by the current owners that this is run on a part time basis.

Outside the mature gardens feature a stunning swimming pool, great for family entertainment. Recent additions include solar panelling and EV charger.

HISTORY

The house was originally built as a large detached residence surrounded by gardens, orchards, and fields that now form part of the Peace Road development. Over the years, the property was split into two family homes, and due to the way the other properties and roads were constructed, its imposing façade can now be viewed from the large established garden, overlooking the peaceful and relaxing gardens and wildlife from the lounge. This backs on to what used to be known as King Coel's Kitchen, an amphitheatre during Roman times that was revived during the Victorian era as an Opera House. It is, in essence, a hidden jewel, and the house is now back to front.

LOCATION

King Coel Road is located between the London and Halstead Roads on the Lexden/Stanway border to the west of Colchester. Within walking distance is a small parade of shops. and only a short drive away is the Tollgate shopping centre with a large Sainbury's superstore, Tollgate Retail Park and access to the A12 trunk road. For the commuter, Colchester and Marks Tey railway stations are also a short drive away, offering direct links to London Liverpool Street, Norwich and Ipswich,. There are a number of local schools, including Philip Morant, St Benedict's, Holmwood House Independent School, St Mary's, Colchester High School, The Grammar Schools and Stanway.Primary/Secondary School.



4



3



5



E



C



2,828 sq ft





King Coel Road, Colchester, CO3



FLOORPLAN

King Coel Road

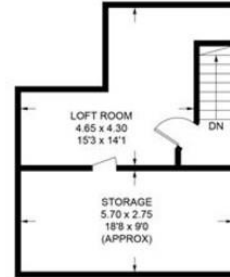
Approximate Gross Internal Area = 262.8 sq m / 2828 sq ft



Ground Floor
135.2 sq m / 1455 sq ft



First Floor
92.0 sq m / 990 sq ft



Second Floor
35.6 sq m / 383 sq ft

Illustration for identification purposes only.

DIRECTIONS

CONTACT

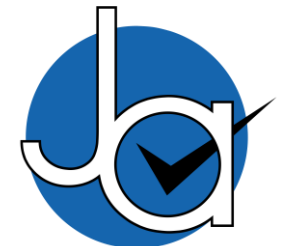
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