



## 4 bedroom Detached House located in Mile End.

Guide Price  
£475,000 - £500,000

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**JOHN ALEXANDER**  
ESTATE AGENTS

# Nayland Road Mile End Colchester CO4 5EQ

## FULL DESCRIPTION

### THE HOME

\*\*\* GUIDE PRICE OF £475,000 - £500,000 \*\*\*

Located in the coveted Mile End neighbourhood, this stunning detached 4/5-bedroom home epitomizes elegance, comfort, and practicality.

Upon arrival, the expansive driveway presents hassle-free off-street parking for several vehicles. Entering the house, you are welcomed into a flexible ground floor layout, ready to be customized to your lifestyle preferences, complete with the added advantage of a dedicated study or office room.

The jewel of this home is the spectacular west-facing garden at the back. It offers a tranquil, unoverlooked haven for peaceful reflection or for hosting delightful outdoor gatherings under the mesmerizing sunsets.

On the first floor, the design is both functional and inviting, with a comfortable lounge and a bright, welcoming kitchen/diner situated at the rear, perfect for relaxed family dining or lively social events. The option of an additional bedroom or reception area on this level ensures the ability to adapt to life's changing needs, while a utility room and cloakroom provide the essentials for everyday living with ease.

The second floor greets you with four spacious bedrooms, each offering a sanctuary for rest. A family bathroom, well-fitted and accessible, rounds out the amenities on this floor, ensuring comfort and accessibility for all household members.

Nestled in Mile End, the residence benefits from its

proximity to the A12 and North Station, providing a fast track to London and other destinations. It's also within reach of some of the city's most reputable schools, making it a strategic spot for educational excellence.

Discover premier living in this impressive Mile End property, a true embodiment of refined and versatile domestic bliss. This is an opportunity not to be missed for those looking to secure a prestigious home.

## MEASUREMENTS

### Entrance Hallway

Reception Room/Bedroom Five

4.7m x 4.1m (15' 5" x 13' 5")

Porch

Access to study/office

Kitchen/Diner

6.02m x 3.4m (19' 9" x 11' 2")

Cloakroom

1.35m x 1.02m (4' 5" x 3' 4")

Utility Room

3.12m x 1.4m (10' 3" x 4' 7")

First Floor Landing

Study/Office

3.78m x 1.68m (12' 5" x 5' 6")

Lounge/Diner

5.92m x 3.68m (19' 5" x 12' 1")

Master Bedroom

3.9m x 3.45m (12' 10" x 11' 4")

Bedroom Two

3.94m x 2.64m (12' 11" x 8' 8")

Bedroom Three

2.82m x 2.29m (9' 3" x 7' 6")

Bedroom Four

2.67m x 2.29m (8' 9" x 7' 6")

Bathroom



4



1



2



EPC

D



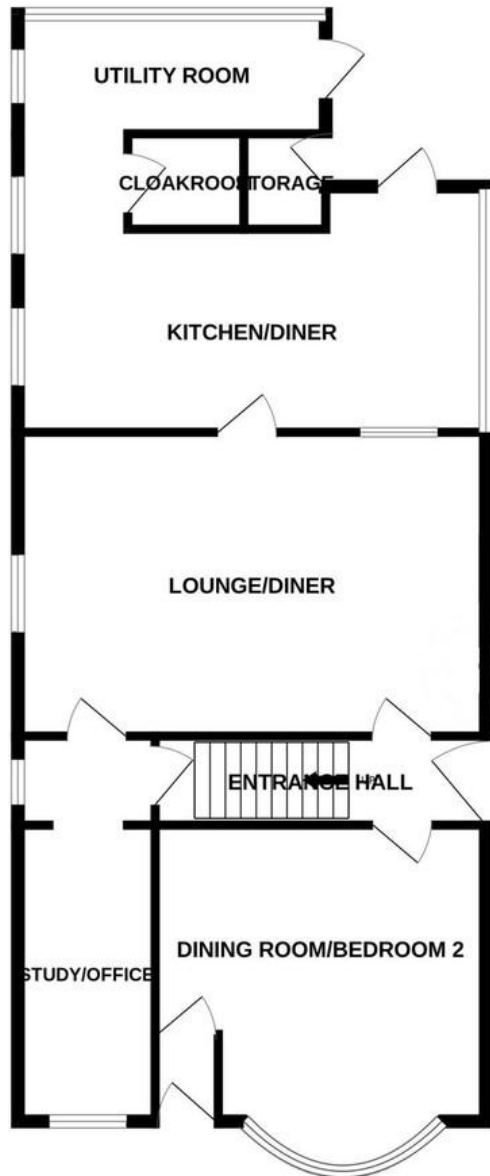


2.77m x 2.03m (9' 1" x 6' 8")  
Separate Cloakroom  
Front of Property  
Rear Garden



# FLOORPLAN

GROUND FLOOR



1ST FLOOR



## DIRECTIONS

### CONTACT

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