



**3 bedroom
Detached
House located
in Layer-de-la-
haye.**

**Guide Price
£350,000 - £375,000**

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JOHN ALEXANDER
ESTATE AGENTS

Green Acres Road Layer-de-la-haye Colchester CO2 0JP

FULL DESCRIPTION

THE HOME

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John Alexander are delighted to present this exceptional home, located in the desirable village of Layer-de-la-Haye. Set in a peaceful and picturesque location on Green Acres Road, this property offers a rare opportunity to create a bespoke home or development project in a highly sought-after area.

ENTRANCE HALLWAY

Entrance door, stairs rising to the first floor landing, radiator, doors leading off.

DOWNSTAIRS WC

Obscure double glazed window to front, pedestal wash hand basin, low level WC, radiator.

DINING ROOM

3.2M X 3.02M (10' 6" X 9' 11")

Double glazed doors to the rear leading out onto the rear garden, serving hatch to kitchen, radiator.

KITCHEN

2.97M X 2.77M (9' 9" X 9' 1")

Double glazed window to rear, double glazed door to side, wall and base level units, sink and drainer with mixer tap over, oven and hob, extractor fan, space for fridge/freezer and dishwasher, work surfaces.

FIRST FLOOR LANDING

Loft access, airing cupboard, doors leading off.

MASTER BEDROOM

4.06M X 2.97M (13' 4" X 9' 9")

Double glazed window to front, walk in wardrobe with potential to create into an ensuite, radiator.

BEDROOM TWO

3.2M X 2.64M (10' 6" X 8' 8")

Double glazed window to rear, built in wardrobe, radiator.

BEDROOM THREE

2.67M X 2.36M (8' 9" X 7' 9")

Double glazed window to front, radiator.

BATHROOM

Obscure double glazed window to rear, low level WC, pedestal wash hand basin, panelled enclosed bath with shower over.

FRONT OF PROPERTY

Garage and driveway providing off road parking, lawn area and further parking to side if required.

GARAGE

5.28M X 2.46M (17' 4" X 8' 1")

Up and over door to front, double glazed door to rear, eaves storage, space and plumbing for washing machine and tumble dryer.

REAR GARDEN

Fully enclosed and private, laid to lawn, patio seating area, pergola.

LOUNGE

4.32M X 3.2M (14' 2" X 10' 6")

Double glazed window, fireplace, radiator.



3



1



2



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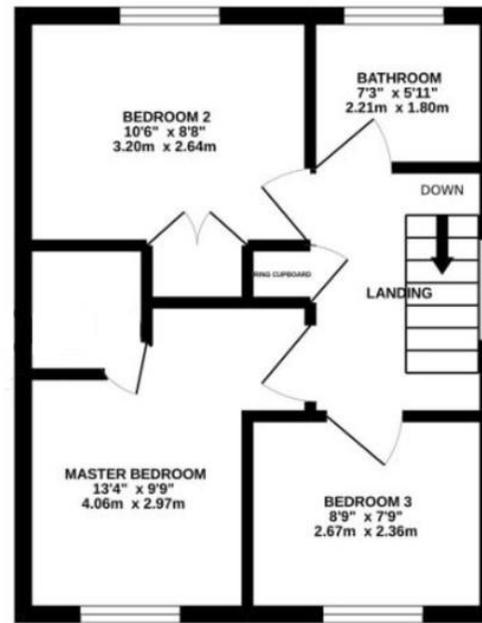
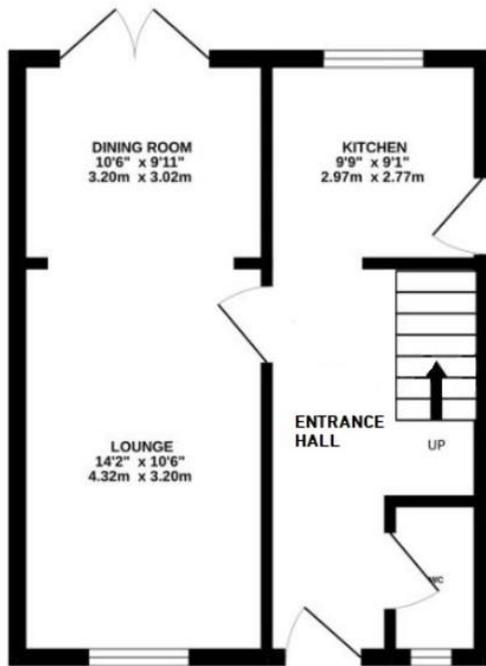
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FLOORPLAN



DIRECTIONS

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