



3 bedroom Detached House located in Aldham.

Guide Price
£400,000 - £435,000

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JOHN ALEXANDER
ESTATE AGENTS

Holly Cottage

Halstead Road

Aldham

Colchester

CO6 3PP



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1,120 sq ft

FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £425,000 TO £450,000

This well-presented three-bedroom detached home on Halstead Road, Aldham offers generous living space in a desirable semi-rural setting. The property includes a spacious living room, separate dining area, practical kitchen, a versatile office, and a useful laundry room. Upstairs, three good-sized bedrooms are served by a family bathroom. Outside, there is a private rear garden and excellent storage. Conveniently located for Colchester, local amenities, and countryside walks, this home combines comfort with a great location.

STEP INSIDE

On entering the property, you are welcomed by a practical entrance hall with access to a ground floor cloakroom. To the left, the generous living room measures approximately 13'10" x 20'3" (4.22m x 6.18m) and features a large front-facing window, creating a bright and inviting space ideal for relaxation and entertaining. This room also benefits from a set of patio doors leading directly to the garden, enhancing the sense of light and space.

Adjacent is the dining room, measuring 8'8" x 13'7" (2.66m x 4.16m), which flows seamlessly into the kitchen. The kitchen is thoughtfully designed with a comprehensive range of fitted units and ample work surfaces. It includes a built-in ceramic hob, AEG oven, integrated microwave, drinks fridge, dishwasher, washing machine, and an American-style fridge freezer,

all of which are to remain. A door leads to an extremely useful utility/storage room with loft space, perfect for additional storage and housing a tumble dryer.

Completing the ground floor is a versatile, self-contained office measuring 13'10" x 6'11" (4.21m x 2.13m), which benefits from its own external door, offering excellent flexibility for home working or independent use.

The first-floor landing provides access to three well-proportioned bedrooms. Bedroom one, measuring 10'9" x 12'9" (3.30m x 3.90m), benefits from a range of matching bedroom furniture to remain. Bedroom two is 10'9" x 7'1" (3.29m x 2.18m), and bedroom three measures 9'9" x 12'9" (2.75m x 3.90m) and includes loft access to a boarded attic with lighting, providing superb additional storage.

The family bathroom, at 8'9" x 7'2" (2.67m x 2.19m), has been recently modernised to include a full-size shower cubicle and a jacuzzi bath, complemented by a spacious airing cupboard, creating a stylish and practical space.



STEP OUTSIDE

The property boasts a low maintenance paved rear garden, ideal for easy upkeep. It features a raised decked seating area, perfect for relaxing or entertaining. A storage shed is positioned alongside the property and will remain. The garden backs onto beautiful woodland, offering a tranquil setting and complete privacy as it is not overlooked.

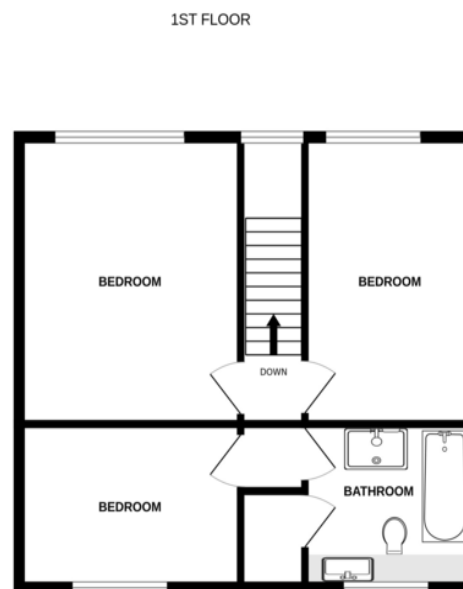
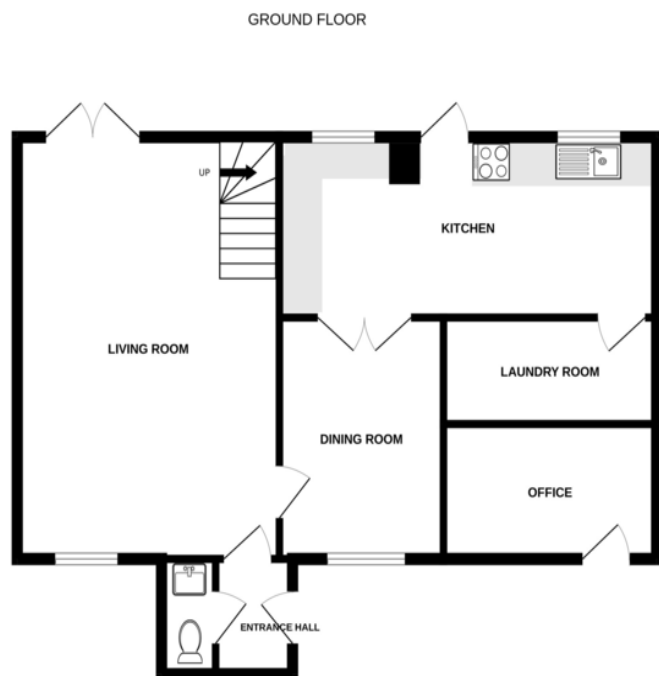
The driveway provides ample parking for several vehicles and includes gated side access leading to the rear garden.

THE LOCATION

Situated in a charming village setting to the west of Colchester, this property enjoys convenient access to the nearby Stanway shopping district and retail park, which provide a wide selection of stores and amenities. Excellent transport links are available via the A12, offering direct routes toward London and the M25, while the A120 connects to London Stansted Airport. Marks Tey railway station is also close by, offering regular services to London Liverpool Street. Families will appreciate the proximity to Stanway Secondary School, as well as several local primary schools within easy reach.



FLOORPLAN



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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CONTACT

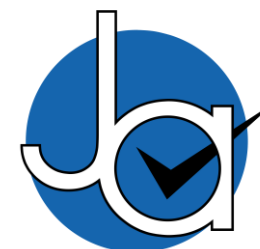
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