



## 3 Bedroom Mid Terraced House located in Tiptree.

Find us on..



**JOHN ALEXANDER**  
ESTATE AGENTS

# Brookland Tiptree Colchester CO5 0BU



3



1



1

## FULL DESCRIPTION

### OVERVIEW

John Alexander is pleased to present this beautifully appointed three-bedroom family residence, enviably positioned within the sought-after cul-de-sac of Brooklands. The property has been meticulously maintained throughout and is offered to the market with no onward chain. Accommodation includes a generous lounge/dining area, a contemporary and light-filled kitchen, and the added benefit of a garage.

### HALLWAY

Radiator, stairs to first floor doors too;

### LOUNGE/DINER

**9' 6" x 27' 4" (2.9m x 8.33m)**

Double glazed window to front, radiator, gas fire, double glazed French doors to rear.

### KITCHEN

**8' 11" x 10' 4" (2.72m x 3.15m)**

Neff eye level oven, integrated Neff dishwasher and electric hob, sink with drainer, matching eye and base units, roll top work surface, extractor hood, opening too;

### SUN ROOM/DINING AREA

**8' 9" x 8' 2" (2.67m x 2.49m)**

Half wall with double glazed units, glass roof, underfloor heating, door to garden

### LANDING

Airing cupboard, loft access, doors too;

### BEDROOM ONE

**9' 4" x 13' 8" (2.84m x 4.17m)**

Double glazed window to front, radiator, built in wardrobe's, desk and storage cupboards.

### BEDROOM TWO

**9' 9" x 9' 7" (2.97m x 2.92m)**

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

### BEDROOM THREE

**7' 6" x 8' 6" (2.29m x 2.59m)**

Double glazed window to front, radiator, built in wardrobe's.

### FAMILY BATHROOM

Double glazed window to rear, panel bath with shower over, wash hand basin, low level.w.c, heated towel rail.

### GARDEN

Small patio area, mainly laid to lawn with shrub boarder's, rear access to garage and driveway.

### GARAGE

Up and over door with power and lightening. There is additional parking in front of the garage and driveway to the front of the property.

Asking Price Of  
**£350,000**









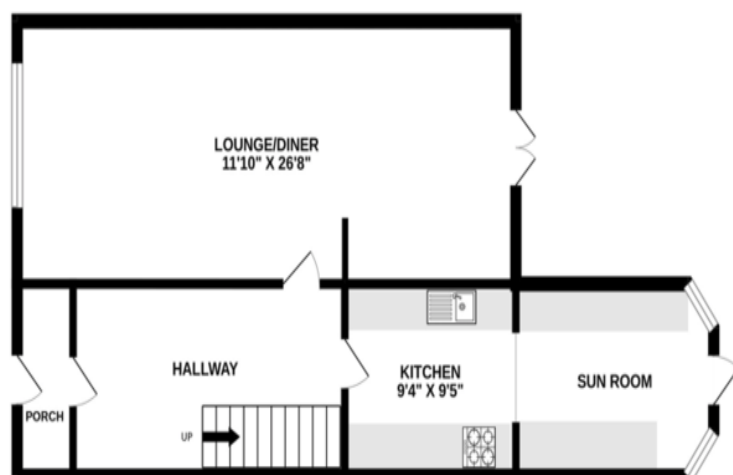


**Brookland, Tiptree CO5 0BU**

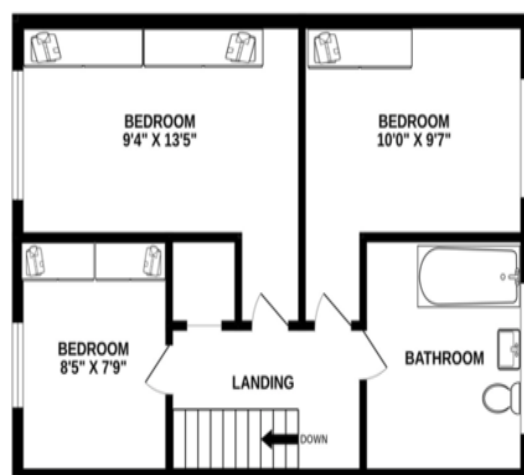


## FLOORPLAN

GROUND FLOOR



1ST FLOOR

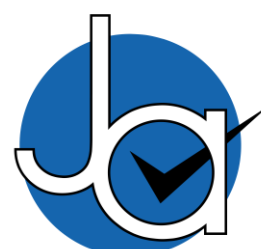


CONTACT  
1 Church Road  
Tiptree  
Colchester  
Essex  
CO5 0LG

E [info@john-alexander.co.uk](mailto:info@john-alexander.co.uk)

T 01621 814334 [www.john-alexander.co.uk](http://www.john-alexander.co.uk)

Find us on..



**JOHN ALEXANDER**  
ESTATE AGENTS