

FINE & COUNTRY



3 Honywood Road, Lexden, Colchester, Essex, CO3 3AS

A generously proportioned six bedroom extended family home, Benefiting from three reception rooms, two en-suites, family bathroom plus garage with additional parking.



Conveniently positioned within one of Colchester's most prestigious residential streets just off of the Maldon Road sits Belhavel, a wonderful six-bedroom family home.

The current owners have resided here for over forty years and enjoyed many milestones as a family. The property has been adapted over the years and offers generous living accommodation for the growing family.

Upon entering the property, you are greeted by a welcoming reception hall with stairs leading to the first-floor split level landing.

On the ground floor are three generous reception rooms comprising of a front sitting room with a large bay window allowing the natural light to flood the room, a formal dining room with doors opening onto the rear garden and a well-equipped kitchen with breakfast bar which has undergone an upgrade within the last couple of years.



On the first floor are six bedrooms, two of which have the benefit of personal en-suites. A family bathroom and a further cloakroom services the remaining bedrooms.



Externally the property is set back from the road, a range of pretty flowers border the entrance. A driveway provides off road parking leading to the integral garage. The rear garden enjoys a sunny aspect with a range of mature shrubs and borders.

Situated towards the West side of Colchester, the convenient location of the property allows a short stroll into the town centre with good shopping facilities, restaurants, cinema and galleries. It is within easy reach of outstanding schools, including Colchester County High School for girls and Colchester Royal Grammar school which are listed as two of the top schools in the country. The A12 is within easy access and offer routes to Ipswich, Chelmsford and London. Colchester's mainline railway station is just a short drive away and offers direct links to London Liverpool Street in around 50 minutes.

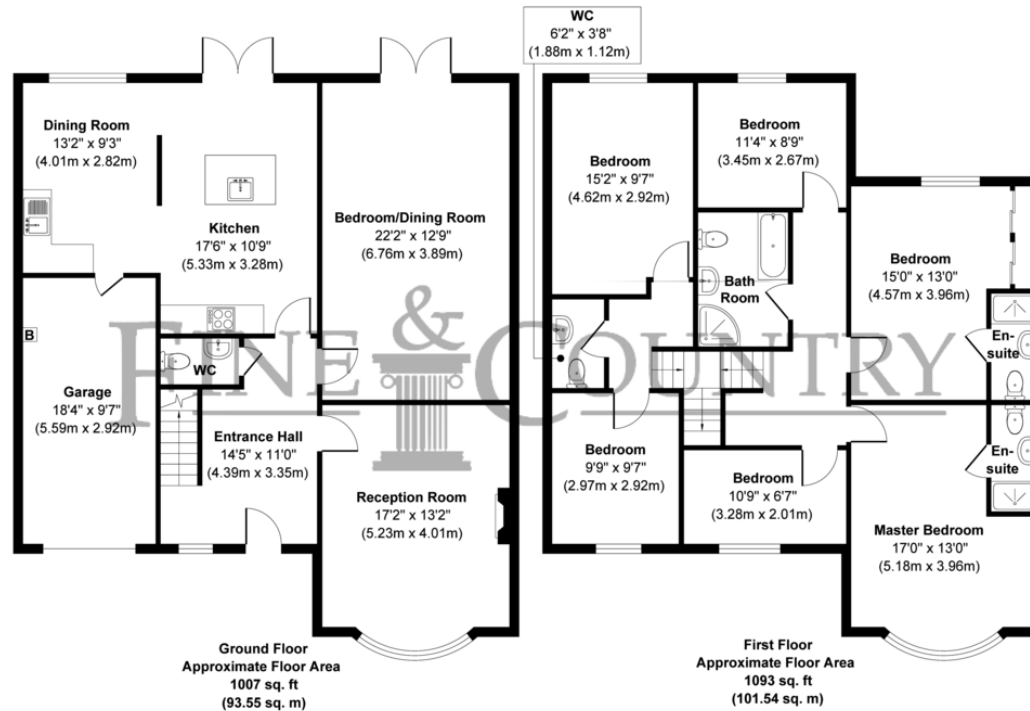


AGENTS NOTE

The garden does not currently have physical fencing defining the boundary with the neighbouring property as relatives reside next door. The sellers have informed us fencing will be erected.



Honywood Road, Lexden, Colchester



Approx. Gross Internal Floor Area 2100 sq. ft / 195.09 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements