



10 Acland Avenue, Colchester, CO3 3RS

Guide £600,000 - £625,000

A beautifully presented six-bedroom family home, conveniently located towards the West side of Colchester, within the prestigious Lexden area.



The home originally dates to the early 1930's and benefits from stunning characteristics typical of this era which include open fireplaces and round bay windows.

The current owners have resided here for around 16 years and during their occupancy the property has undergone an intricate renovation and has been remodeled and enhanced considerably. When the owners first viewed Acland Avenue, they could see the potential and have since enjoyed raising their family here. There is a wide range of prestigious schooling, which both daughters attended.

The accommodation has been well designed and is laid out over three levels. The ground floor benefits from a generous size lounge with a feature fireplace and large bay window, open plan to a dining area with French doors open to a decked terrace. The eat in kitchen is fully equipped with all the essentials. A utility and ground floor shower room complete the ground floor. The first-floor houses four double bedroom, the master of which has a personal luxury en-suite and a contemporary four piece bathroom services the remaining bedrooms. The second floor has two further bedrooms, and in the past has been utilised as a family room, gym and playroom.



Externally a driveway provides ample parking and leads to the integral garage. The rear garden is like a series of rooms with several seating areas. The garden has been thoughtfully designed to incorporate fruit trees along with various shrubs and plants which during the spring and summer all come to life allowing ever changing colour throughout the seasons. The Koi Carp pond is the central focal point for the garden and offers a tranquil spot to enjoy.



LOCATION

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. Lexden Springs is located just to the rear of the property which is a pretty nature reserve and a great place to walk the dog or enjoy a stroll with the family.









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