



St. Marys House, 23 Lexden Road, Colchester, CO3 3PT

£775,000

A fantastic opportunity has arisen to acquire an attractive and beautifully presented five bedroom Georgian town house with no onward chain and off street parking in the sought after location of Lexden in Colchester



THE PROPERTY

This beautifully presented Georgian town house, which used to be part of St Mary's Terrace East, has undergone a recent full renovation program and the result is simply a breath taking living space with a feel of elegance and uniqueness. It comes with no onward chain and is accessed via a large entrance hallway with high ceilings.

On this floor you will find a light and airy reception room with two sash windows overlooking the West facing garden at the rear, a feature fire place and high ceilings. There is a second reception room which is currently used and an ever-useful office.

The first floor comprises two double bedrooms all with sash windows, a well-appointed bathroom as well as a separate WC.

The top floor consists of a further two double bedrooms, one of which is currently used as the master, a bathroom with a separate walk in shower cubicle, a large storage cupboard and a glass skylight which floods the top floor landing with sunlight.

The lower ground floor of this delightful property has been very well thought out to include a fully equipped kitchen/ breakfast room giving access via French doors to a pretty/sunny garden, a separate WC, a fifth bedroom, a large utility room complete with sink and solid work surfaces, a store room and a further room used as a gym.

The garden, which has a rear access gate, is in two parts consisting of a paved terrace with the rest laid to shingles with pretty flower borders.

At the front of the property there is dedicated off street parking for a minimum of at least two good sized cars.





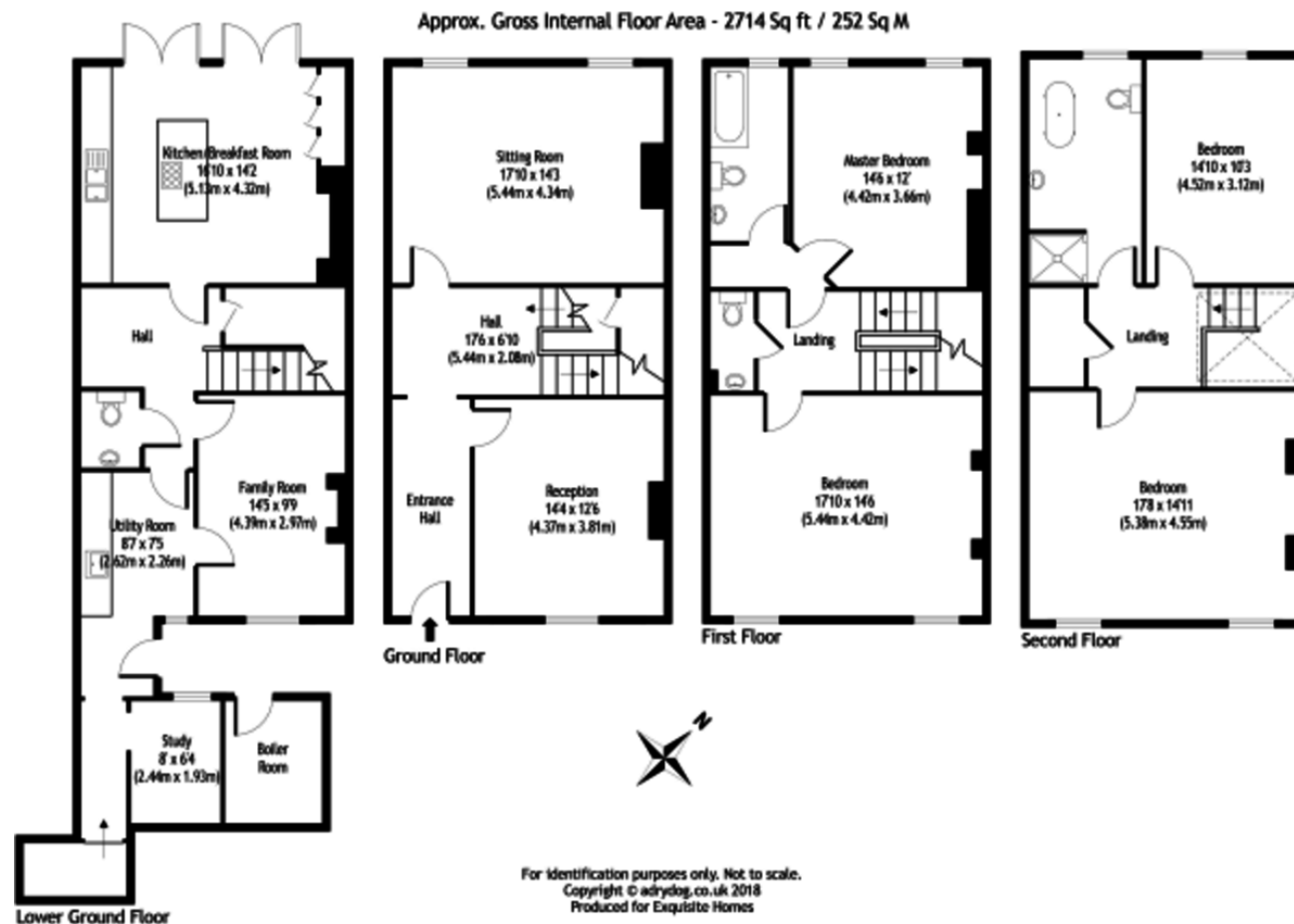
LOCATION

This elegant family home is located on the most highly sought after Lexden Road to the West of the town centre. In addition the location is within easy walking distance to some of the most desirable schools in the county, including St. Mary's School for girls and the Royal Grammar School. The train station is conveniently close with easy access and mainline links to London Liverpool Street in approximately 50 minutes, as well as the A12 being within easy driving distance.









65 North Hill, Colchester,
Essex, CO1 1PX

www.fineandcountry.com
01206 878155
colchester@fineandcountry.co
m

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are 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