

8 Hall Road, Fordham, Colchester, CO6 3NQ



Freehold

Guide Price

£360,000

Subject to contract

4 bedrooms
2 reception rooms
2 bathrooms



A well presented and extended four bedroom semi-detached house, offering spacious family accommodation and situated in a highly sought after village location.

Some details

General information

A well presented four bedroom semi-detached family home, offering spacious accommodation and situated in a highly sought after village location to the north/west of Colchester. This property has gas fired radiator heating and double glazed windows. The accommodation comprises;

Entrance door into the entrance hallway that has coving, access to lounge, kitchen, dining room and stair flight to the first floor. The dining room has a window to the front aspect and a radiator. The sitting room has a window to the rear aspect as well as French doors leading out to the garden. From the lounge you can access the rear lobby which leads into the downstairs cloakroom with a low level w/c with concealed cistern, wash hand basin and a radiator, the garage which has a up and over door and power and light connected, and finally the study which features a double glazed door to the garden. The kitchen has a single drainer one and a half bowl stainless steel sink unit inset in laminated work surface with drawers, cupboards and storage space under. There are a range of wall mounted storage cupboards, space for an electric oven with integrated extractor unit above. The kitchen also benefits from a window to the front aspect, part-tiled walls, space for fridge/freezer and space and plumbing for a dishwasher. On the first floor, the landing has an airing cupboard, wooden stair flight to the loft space (that we understand from the vendor has electric lighting and is boarded throughout). Bedroom one has a window to the front, large double fitted wardrobe and a radiator. Bedroom two has a window to the rear and a built in wardrobe, whilst bedroom three has a window to the front. Bedroom four has a window to the rear. The shower room has a walk in shower unit, low level w/c, wash basin, double glazed window to the rear and a heated towel rail radiator. Finally, the family bathroom has a four piece suite comprising of a panelled bath with mixer tap, pedestal wash basin, low level w.c., shower cubicle, fully-tiled walls, heated towel rail and a window to the rear.

Entrance hall

Lounge

18' 06" x 12' 02" (5.64m x 3.71m)

Kitchen

10' 03" x 6' 07" (3.12m x 2.01m)

Dining room

15' 11" x 7' 11" (4.85m x 2.41m)

Office

7' 07" x 6' 04" (2.31m x 1.93m)

Cloakroom

4' 11" x 2' 10" (1.5m x 0.86m)

Landing

Bedroom one

15' 01" x 9' 02" (4.6m x 2.79m)

Bedroom two

11' 06" x 11' 04" (3.51m x 3.45m)

Bedroom three

12' 00" x 8' 10" (3.66m x 2.69m)

Bedroom four

8' 08" x 6' 11" (2.64m x 2.11m)

Shower room

6' 03" x 5' 07" (1.91m x 1.7m)

Bathroom

10' 10" (reducing to 5'11") x 6' 00" (3.3m x 1.83m)

Garage

17' 07" x 8' 04" (5.36m x 2.54m)

The outside

The front garden has been laid to printed concrete providing parking for minimum of 2 vehicles. The attractive enclosed rear garden features a paved patio area while the rest is laid to lawn. There is also a wooden shed at the end of the garden which is to remain. There is also a side access gate to the left hand side leading to the front.

Where?

The property is situated in the highly sought after village of Fordham close to the beautiful Colne Valley and just a short distance away are stunning countryside walks. The village itself has a highly regarded primary school, whilst just a short drive away is Colchester town and the Tollgate Retail Park with a range of national retailers shops and restaurants. Good transport links are close by including the A12 dual carriageway and Marks Tey mainline station with direct links to London Liverpool St.

Important information

Council Tax Band - C

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - D

Directions

Proceed towards the village of Eight Ash Green and continue along Halstead Road turning right onto Wood Lane, Fordham Heath. Carry on along this road past The Three Horse Shoes pub turning left into Lucas Avenue where Hall Road will be found on the left hand side.

Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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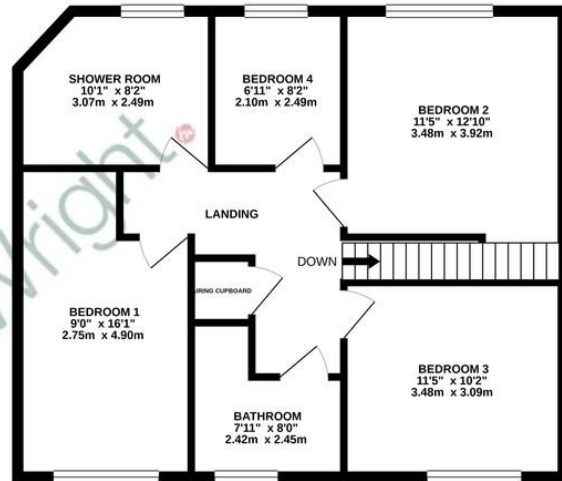
Viewing

To make an appointment to view this property please call us on 01206 216 543.

GROUND FLOOR



1ST FLOOR



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