



4 bedroom Semi-Detached House located in Colchester.

Offers In Region Of
£280,000-£300,000

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JOHN ALEXANDER
ESTATE AGENTS

Collingwood Road Colchester CO3 9BD

FULL DESCRIPTION

OVERVIEW

***OFFERS IN THE REGION OF £280,000 -
£300,000***

We are delighted to offer this Four bedroom family home benefiting from ample off road parking to the front aspect with a generous size rear garden. This property is located to the West side of Colchester and is offered is CHAIN FREE!!!!

WALK THROUGH

Situated in a sought-after West Colchester location, this chain free four-bedroom family home offers generous and versatile living accommodation, making it an excellent choice for growing families or those seeking additional space.

Upon entering the property, you are welcomed by a spacious entrance hall providing access to the principal ground floor rooms. The heart of the home is the spacious lounge, a bright and comfortable living area that flows through to the reception room, creating an ideal setting for both relaxing and entertaining.

The property also benefits from a well-appointed kitchen, offering a practical range of storage and work surfaces with convenient access to the rear of the property. Adjacent to the kitchen is a separate dining area, providing the perfect space for family meals and social gatherings.

Completing the ground floor is a useful ground floor shower room, adding flexibility for busy family life or visiting guests.

To the first floor, the landing leads to four well-proportioned bedrooms, each offering

comfortable accommodation with scope for a variety of uses including home office or guest space. The family first floor bathroom serves all bedrooms and completes the upstairs accommodation.

Externally, the property enjoys an enclosed rear garden, ideal for outdoor entertaining, children, or pets, while to the front there is ample parking, providing convenience for multiple vehicles.

Offering spacious accommodation throughout, excellent family-friendly living space, and being available chain free, this property presents a fantastic opportunity in the ever-popular West Colchester area. Early viewing is highly recommended.

LOUNGE AREA

15' 6" x 11' 10" (4.72m x 3.61m)

SITTING ROOM AREA

11' 3" x 10' 9" (3.43m x 3.28m)

KITCHEN AREA

11' 0" x 8' 2" (3.35m x 2.49m)

DINING ROOM

11' 1" x 9' 5" (3.38m x 2.87m)

GROUND FLOOR SHOWER ROOM

5' 7" x 4' 5" (1.7m x 1.35m)

GROUND FLOOR CLOAKROOM

BEDROOM ONE

13' 3" x 8' 8" (4.04m x 2.64m)

BEDROOM TWO

10' 9" x 7' 4" (3.28m x 2.24m)



4



1



2



EPC



TBC



BEDROOM THREE
10' 9" x 7' 0" (3.28m x 2.13m)

BEDROOM FOUR
8' 9" x 8' 2" (2.67m x 2.49m)

FAMILY BATHROOM
6' 9" x 5' 8" (2.06m x 1.73m)



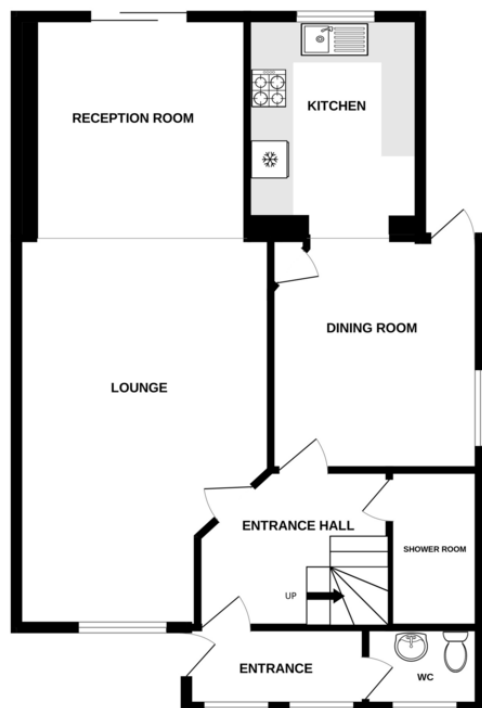


Collingwood Road, Colchester, CO3 9BD

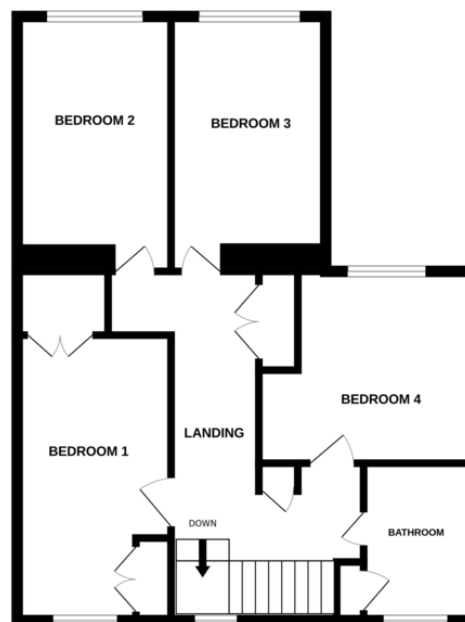


FLOORPLAN

GROUND FLOOR
766 sq.ft. (71.2 sq.m.) approx.



1ST FLOOR
618 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA: 1384 sq.ft. (128.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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DIRECTIONS

CONTACT

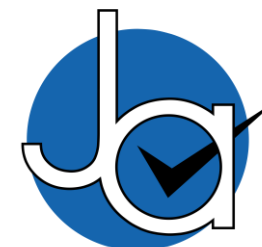
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