

Beresfords | Est 1968



Beresfords

Offers in excess of £600,000

Freehold | 4 Bed | 2 Bath | House | Semi Detached | Council Tax Band E | EPC D | Ref COS260093

Shrub End Road Colchester CO3 4RA

Extended four bedroom semi-detached home occupying a generous plot in the sought-after Shrub End area. Offering ample parking, detached garage and mature rear garden, the property features a spacious living / dining room, stylish island kitchen, study, ground-floor shower room and impressive family bathroom.

- Beautifully extended four bedroom semi-detached family home
- Generous plot with substantial frontage and exceptional rear garden
- Spacious extended living / dining room
- Stylish kitchen with central island and integrated appliances
- Contemporary ground floor shower room
- Additional reception room ideal for a study, playroom or family space
- Stunning modern family bathroom
- Mature landscaped garden with patio seating area and excellent privacy
- Detached garage and ample off-road parking
- Highly regarded location west of Colchester city centre



Scan the QR code for full details and key information on this property.





Beresfords - Colchester Sales

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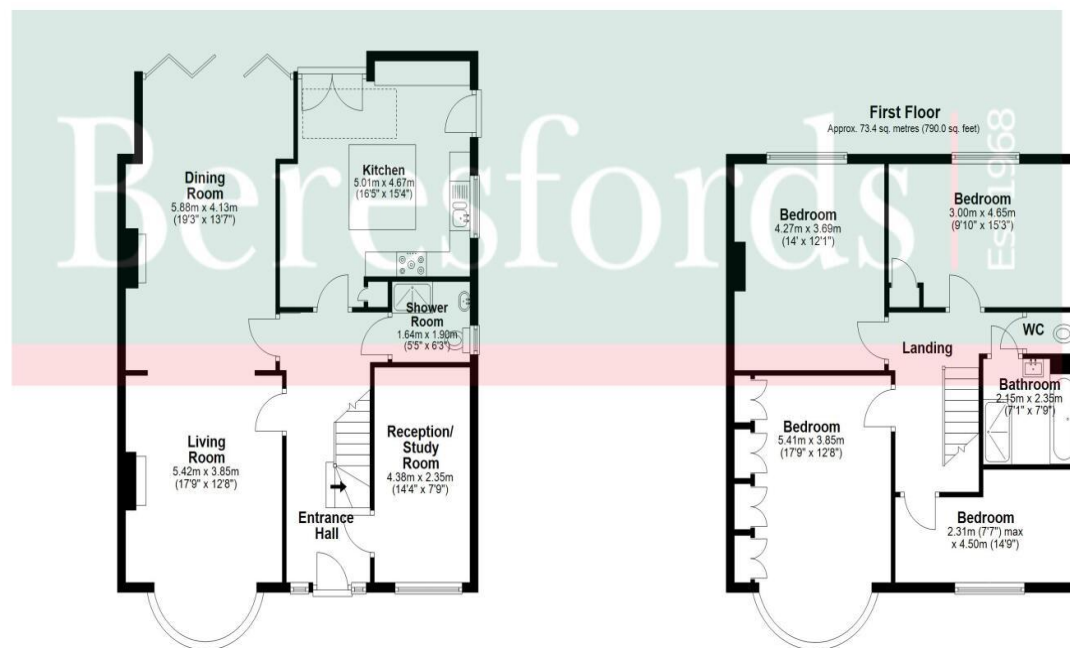
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor
Approx. 98.9 sq. metres (1064.6 sq. feet)



Total area: approx. 172.3 sq. metres (1854.6 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Shrub End Road

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