

oakheart

£450,000

Guide Price

Beaconsfield Avenue, Colchester



GUIDE PRICE: £450,000 - £475,000

A beautifully updated and generously proportioned four-bedroom terraced home, arranged across three floors and ideally positioned on the sought-after Beaconsfield Avenue. The property enjoys convenient access to the highly regarded Hamilton Primary School, Colchester City Centre, and Colchester Town Station, with direct rail links to London Liverpool Street.

Stepping inside, you are welcomed by a bright and spacious living room, centred around an eye-catching feature fireplace—perfect for relaxing evenings. The adjoining dining room flows effortlessly into a recently installed

(2024) sunroom, creating a light-filled space with direct access to the landscaped rear garden—ideal for both entertaining and unwinding.

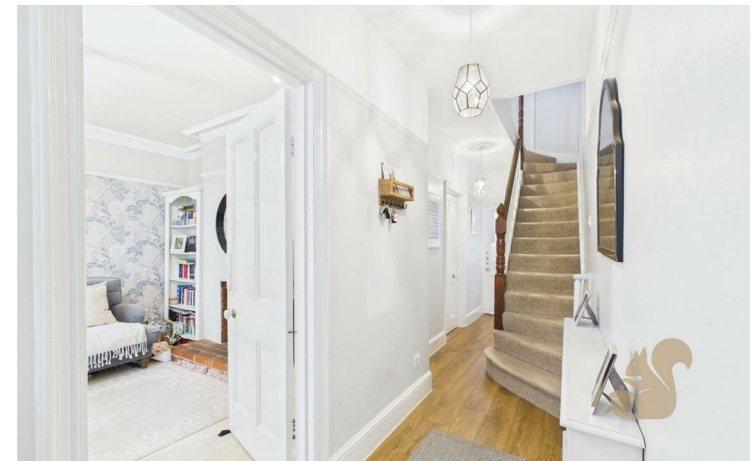
The bespoke wooden kitchen combines classic design with modern practicality, featuring elegant quartz worktops and integrated appliances. With direct access to the garden, it offers a seamless connection between indoor and outdoor living.

The first floor comprises three well-proportioned bedrooms, each offering a comfortable retreat, along with a contemporary family bathroom made up of roll-top bath, separate large walk in shower, WC & wash basin - fitted with

stylish, high-quality fixtures.

Occupying the entire second floor, the impressive principal bedroom provides a private and peaceful haven, enhanced by ample space and natural light—perfect for relaxation.

Outside, the garden offers a charming mix of patio and lawn, creating a versatile space for outdoor dining and leisure. A convenient side gate allows easy access to the front of the property.











GLA⁽¹⁾
103.19 m²
1110.78 ft²

Total
119.56 m²
1286.97 ft²

GIRAFFE360

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	67	84
England & Wales	EU Directive 2002/91/EC	