

RESIDENTIAL SALES  
LETTINGS & PROPERTY  
MANAGEMENT

# COWLING & PAYNE



Brook Street, Colchester  
Offers In Excess Of £395,000

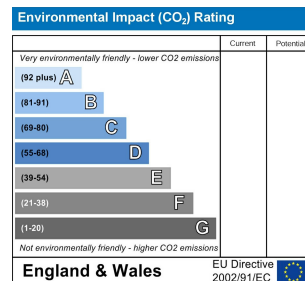
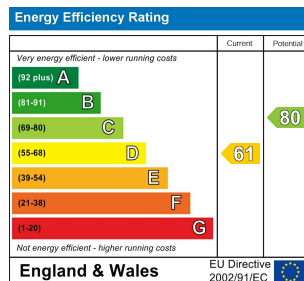


This detached house is offered for sale in the village of Colne Engaine, within easy reach of Colchester. The property features three bedrooms, including two doubles and one single. There are two reception rooms, with one providing access to a garden and a conservatory. The kitchen is positioned adjacent to a lean-to attached to its side, offering additional utility or storage space. A partially converted garage provides a versatile area for a variety of uses.

Colne Engaine offers a peaceful village setting, well suited to those seeking access to both rural and urban amenities. Local highlights include the nearby Colne Engaine Primary School, a popular choice for families. The village green, surrounded by picturesque countryside, is ideal for leisure and outdoor activities. Those seeking refreshments will find traditional pubs and cafés within walking distance.

Transport connections are convenient, with Colchester town station situated approx 30mins by car, providing regular trains to London Liverpool Street in under an hour. The A12 is easily accessible for travel by road to Chelmsford, Ipswich, and beyond. Local bus services operate between neighbouring villages and Colchester town centre.

Colchester High Street hosts a selection of shops, restaurants, and cultural attractions, making this location practical for a range of lifestyles. This property's village position and proximity to Colchester combine for a balanced setting within North Essex.



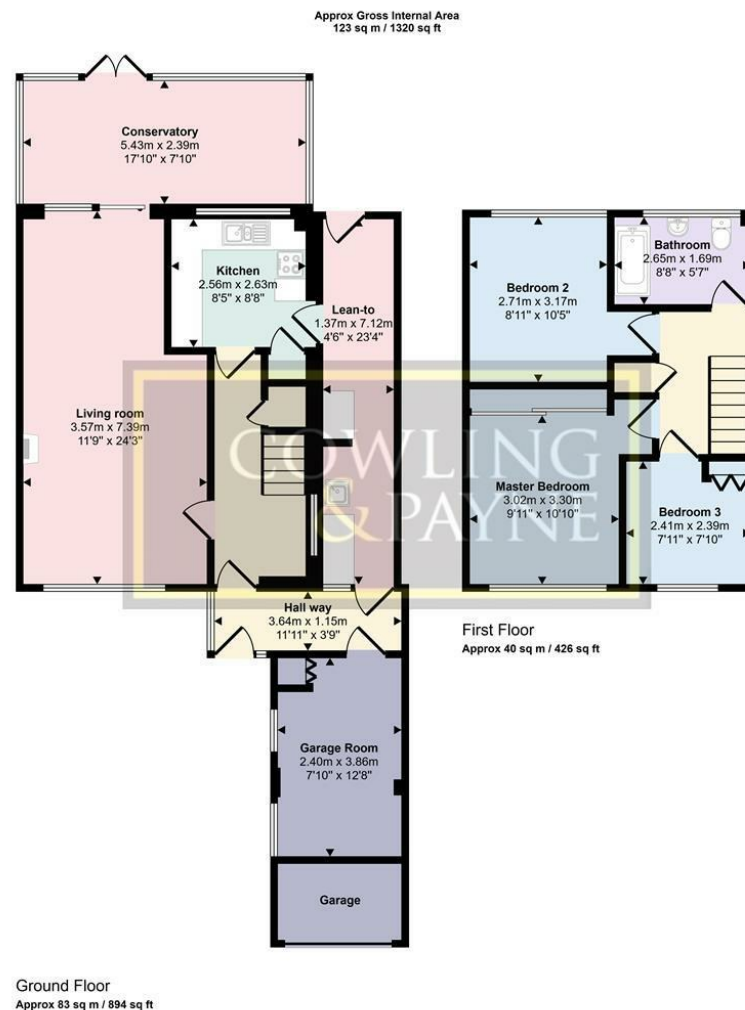
#### Disclaimer

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Cowling & Payne makes no representations of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.

Once completed, along with other necessary documentation requested the property will be advertised as STC.

#### Money Laundering Regulations

Once your offer has been accepted and you proceed with the purchase, a non-refundable administration fee of £50 (including VAT) per person will be required to complete our Anti-Money Laundering identity verification process.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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