



## 19 Chanterelle, Highwoods, Colchester, CO4 9RY

£2,450 PCM

- A Splendid Example Of A Four Bedroom Detached Family Home
- Stunning Kitchen/Diner/Breakfast Room
- Prime North Colchester Position & Within Close Proximity Of The Gilbert Secondary School
- Immaculately Presented
- Backing onto Highwoods Country Park
- Available End Of February
- Double Garage & Driveway
- En-Suite & Dressing Room to Master



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

## Viewings

Viewings by arrangement only. Call 01206 572555 to make an appointment.

## Council Tax Band

F

## EPC Rating:

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