

oakheart

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for Sale

[oakheartproperty.co.uk](http://oakheartproperty.co.uk)

£525,000

Guide Price

Church Road, Fordham

Guide Price: £525,000 - £550,000.

An exquisite four-bedroom, three-bathroom detached family haven nestled in the sought-after village of Fordham. Boasting convenience and comfort, this property offers easy access to renowned schools, the vibrant Stane Retail Park, the A12, and Marks Tey Station, ensuring seamless connections to London Liverpool Street.

Step into the inviting ground floor, greeted by a spacious entrance hall leading to a grand lounge featuring a cozy fireplace, perfect for relaxing evenings. To the right, discover an open-plan kitchen diner, seamlessly flowing into the conservatory through sliding doors, creating a bright and airy atmosphere. Adjacent to the kitchen diner, find practicality in the utility room and shower room, with convenient access to the garage via an integral door.

Ascend to the first floor, where a well-appointed landing guides you to the stunning master bedroom. Revel in the luxury of full-length built-in wardrobes, recently crafted, and indulge in the modern en-suite for added convenience. Three additional bedrooms offer ample space for family or guests, complemented by a modern family bathroom.

Outside, enjoy the expansive rear garden featuring a delightful patio area adorned with a pergola, perfect for al fresco dining and entertaining. The garden, mainly laid to lawn, provides a tranquil retreat, with a shed at the end for added storage. At the front of the property, a generously sized driveway awaits, offering ample off-road parking for multiple vehicles, with convenient access to the garage.











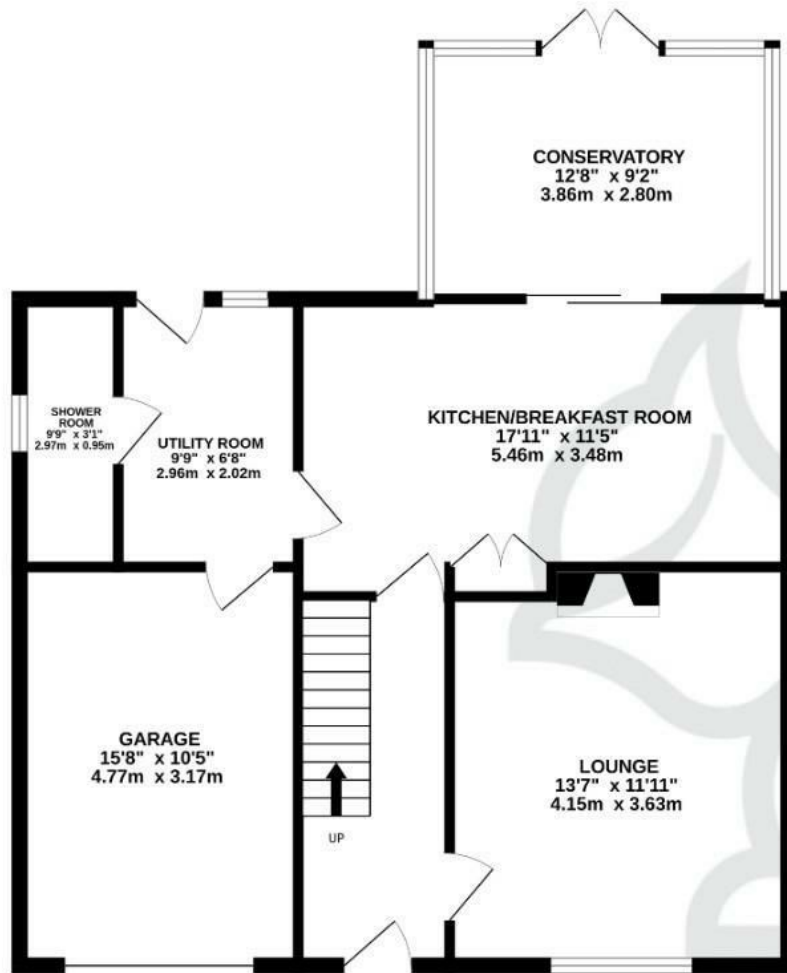




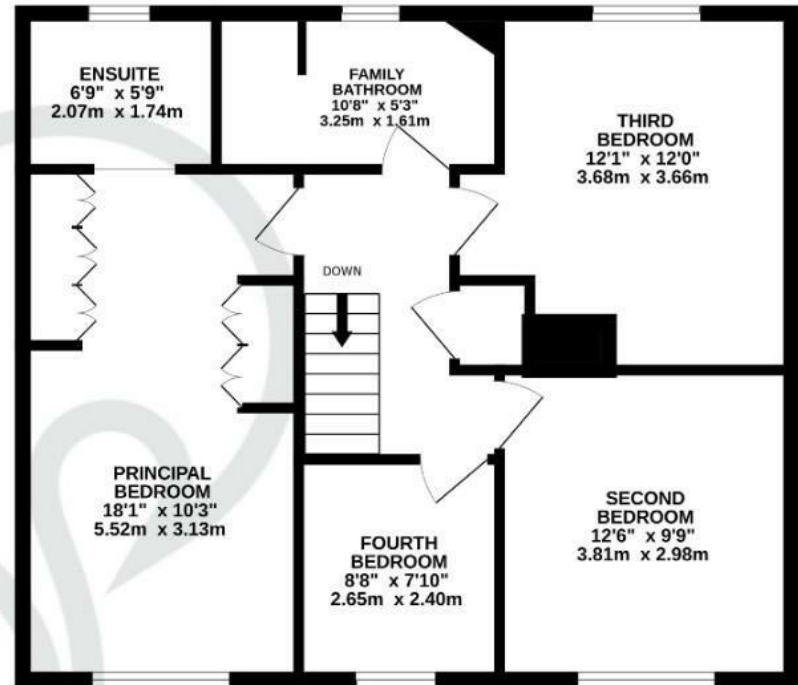




**GROUND FLOOR**  
797 sq.ft. (74.1 sq.m.) approx.



**1ST FLOOR**  
680 sq.ft. (63.2 sq.m.) approx.



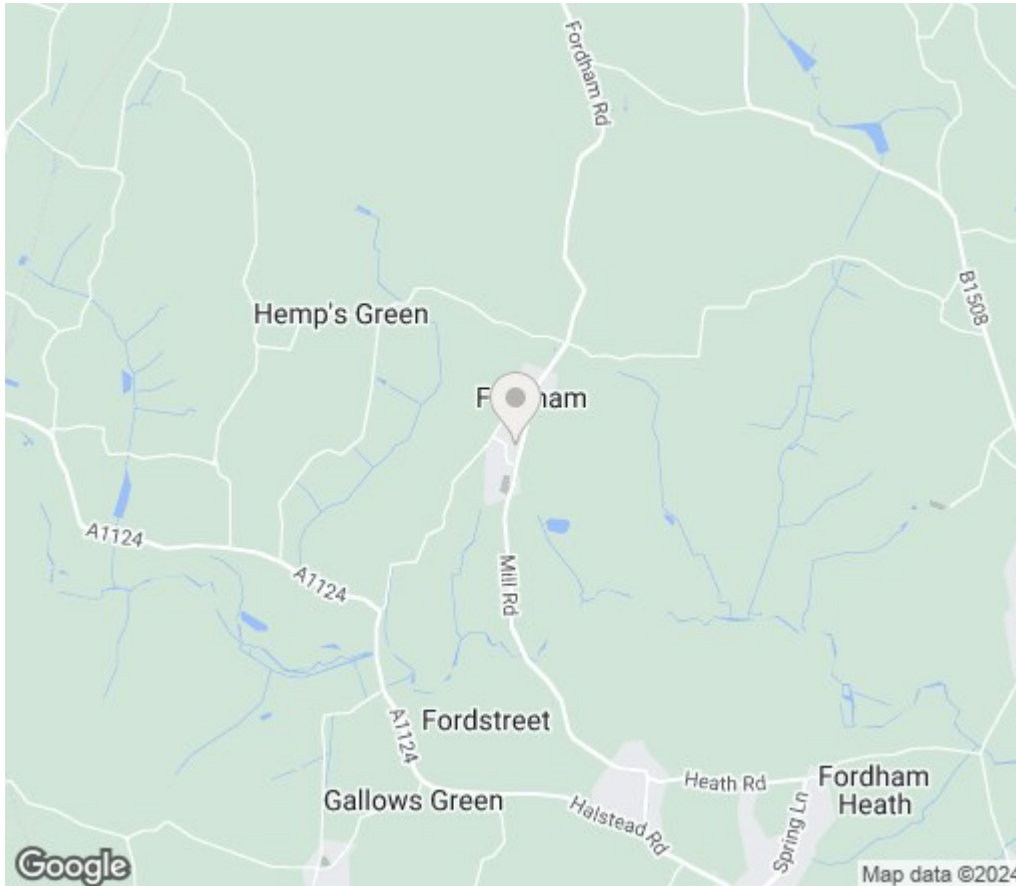
**TOTAL FLOOR AREA : 1477 sq.ft. (137.3 sq.m.) approx.**

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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Local Authority:  
Colchester

Tenure:  
Freehold

Council Tax Band:  
D



## Energy Efficiency Rating

|  | Current                    | Potential  |
|--|----------------------------|--|
| <i>Very energy efficient - lower running costs</i> |                            |  |
| (92 plus) <b>A</b>                                 |                            |  |
| (81-91) <b>B</b>                                   |                            |  |
| (69-80) <b>C</b>                                   |                            | 74   |
| (55-68) <b>D</b>                                   | 57                         |  |
| (39-54) <b>E</b>                                   |                            |  |
| (21-38) <b>F</b>                                   |                            |  |
| (1-20) <b>G</b>                                    |                            |  |
| <i>Not energy efficient - higher running costs</i> |                            |  |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |  |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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