

oakheart



£450,000

Guide Price
Keable Road, Marks Tey



Guide Price £450,000 - £475,000.

This executive detached family home, in the desirable Marks Tey area, offers four generously-sized bedrooms and ample living space. It enjoys a prime position moments from Marks Tey Station, providing direct access to London Liverpool Street Station, and is close to Colchester's vibrant city centre, known for its boutiques, restaurants, bars, and shops. Presented in excellent condition and nestled at the start of a small cul-de-sac,

this home must be viewed in person to be fully appreciated.

The ground floor features a spacious entrance hall accessed via a large porch, a recent extension, leading to a sizeable downstairs W.C., an impressive reception room, a separate dining room, and a fitted kitchen with a range of integrated appliances and additional space. The first floor offers three spacious double bedrooms, with the master bedroom boasting a room for large wardrobes and a modern en-suite shower room, as

well as a family bathroom suite.

The outside space includes an extensively improved and landscaped garden with a large extended front patio featuring an inset firepit, ideal for summer dining. The rear garden offers a large decking area suitable for a sizable table and chairs, surrounded by various shrubs, bushes, and a lawn. The property also includes gated access to the front, a single garage, and a driveway for multiple vehicles. In addition to this, the property also boasts an electric car charging port.



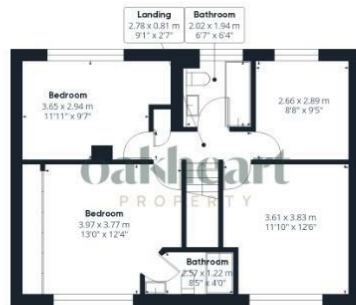








Ground Floor



Floor 1

oakheart

Approximate total area^m

128.44 m²
1382.47 ft²

Reduced headroom

1.62 m²
17.47 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
E

Energy Efficiency Rating

	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>		
England & Wales	EU Directive 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.

Oakheart Colchester
01206 803 308
colchester@oakheartproperty.co.uk
2b Cotman Road, Colchester, Essex, CO3 4QJ

oakheart