

oakheart



£425,000

Guide Price

Woden Avenue, Stanway, Colchester

Welcome to this 4-bedroom semi-detached home located in the desirable area of Stanway, Colchester. Ideally situated near local schools, a bustling retail park, and major roads including the A12, this spacious property offers convenience and easy access for commuters and families alike.

Upon entering, you are greeted by a welcoming entrance hall leading to a bright and spacious lounge featuring a charming bay window. The ground floor also includes a convenient downstairs W/C and an impressive open-plan kitchen and dining area that extends into a conservatory, creating a wonderful space for family meals and gatherings.

The first floor comprises a generous principal bedroom with a private ensuite shower room, a second good-sized bedroom, and a well-appointed family bathroom. The second floor offers two additional bedrooms and an extra toilet, providing flexibility for a growing family or accommodating guests.

Externally, the property boasts a fully enclosed rear garden, offering privacy and a safe space for children to play or for outdoor entertaining. Ample parking is available at the front and rear of the property, along with a detached garage for additional storage or secure parking.

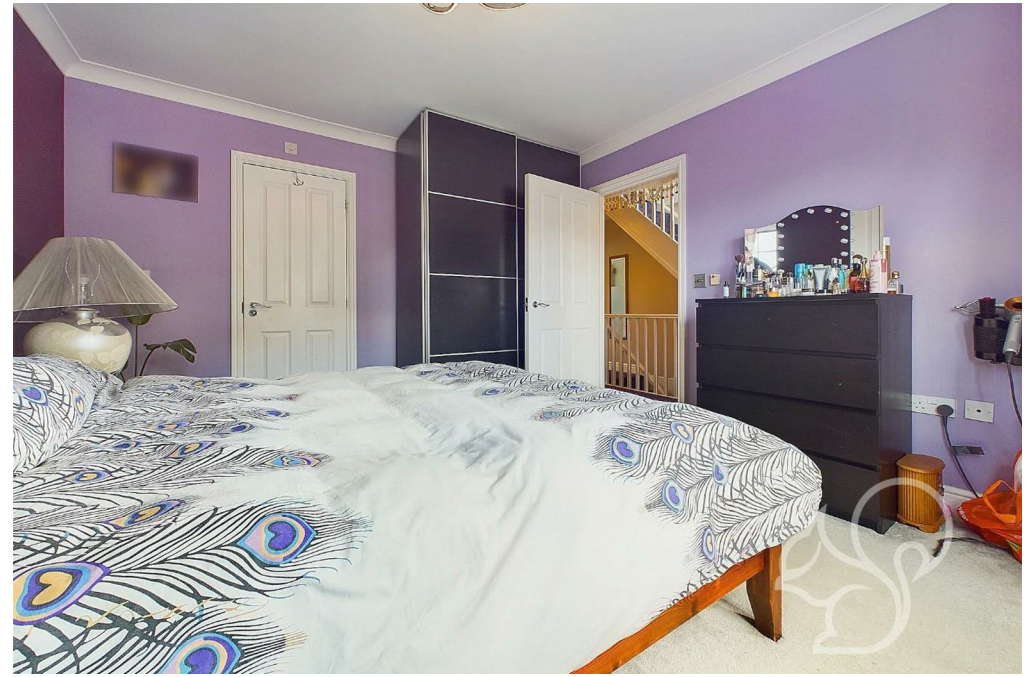
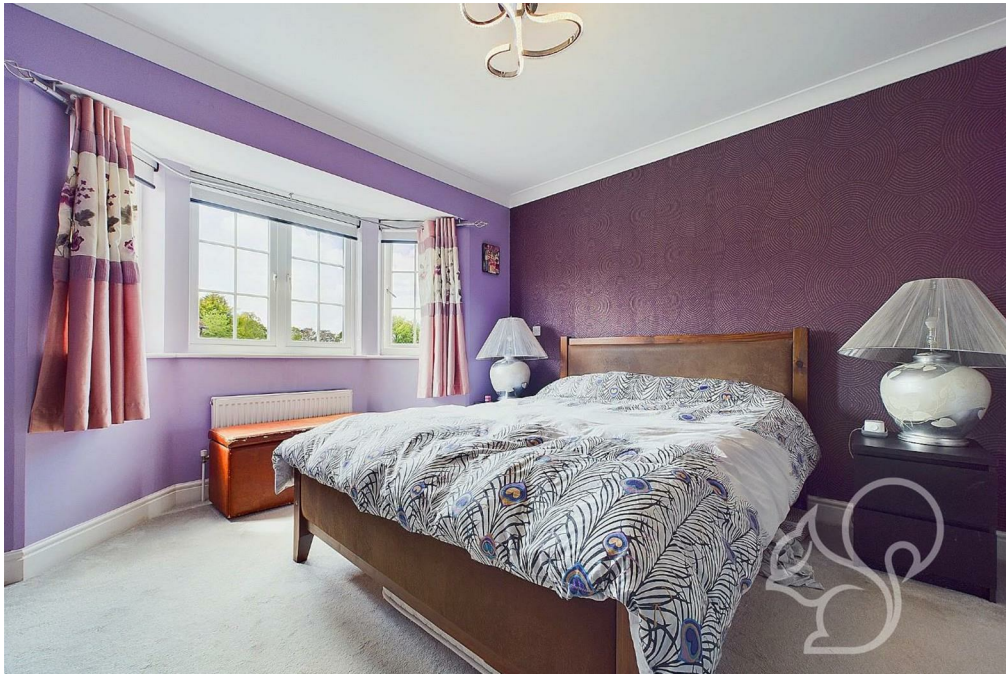
This beautifully presented home is perfect for families seeking ample living space in a well-connected location. Don't miss the opportunity to make this your new home. Contact us today to arrange a viewing!













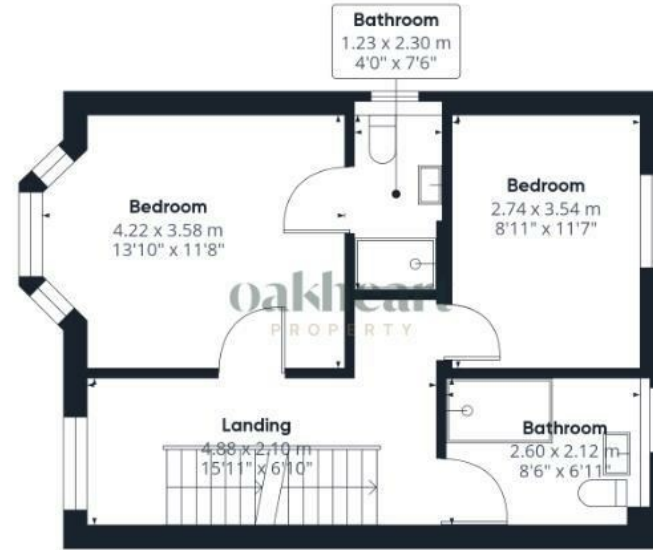




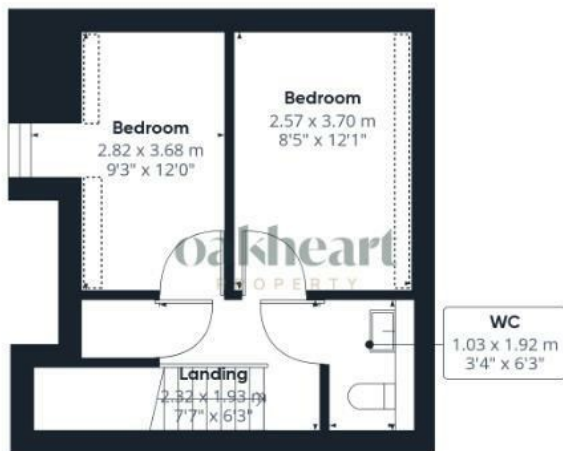




Ground Floor



Floor 1



Floor 2

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Approximate total area<sup>(1)</sup>

119.96 m<sup>2</sup>  
1291.19 ft<sup>2</sup>

Reduced headroom

2.86 m<sup>2</sup>  
30.77 ft<sup>2</sup>

(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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	77	86
(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	

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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