

oakheart

£500,000

Guide Price  
Abbey Field View, Colchester

Guide Price: £500,000 - £550,000.

Welcome to this impressive 5-bedroom, 3-bathroom detached townhouse, offering over 2,100 square feet of stylish and spacious living accommodation. Situated in the sought-after Abbeyfields area of Colchester, this property is within walking distance of the town centre, providing the perfect blend of convenience and tranquillity.

You are greeted by a welcoming entrance hall as you enter the property. To the left is a bright and airy living room featuring a charming fireplace and a bay window, adding a touch of elegance. This room seamlessly connects to the rear kitchen through double doors.

To the right of the hallway, you will find a versatile office space, also benefiting from a bay window, making it an ideal spot for working from home.

At the rear of the property, the open-plan kitchen/diner and living area create the heart of the home. This expansive space boasts two sets of double doors that open onto the beautifully landscaped rear garden, perfect for indoor-outdoor living. The kitchen is complemented by a separate utility room and a convenient WC.

The first floor offers three generously sized double bedrooms, each equipped with fitted wardrobes. The principal bedroom is a true retreat, featuring a modern en-suite shower room finished with stylish tiles. A large family bathroom serves the other two bedrooms on this floor.

Ascending to the top floor, you will discover two additional double bedrooms. These rooms are served by another well-appointed family bathroom, making this floor ideal for guests or older children seeking their own space.

Externally, the property boasts a well-landscaped and maintained split-level rear garden, providing a serene outdoor space for relaxation and entertainment. Additionally, there is access to the garage and on-road parking, ensuring ample space for vehicles.









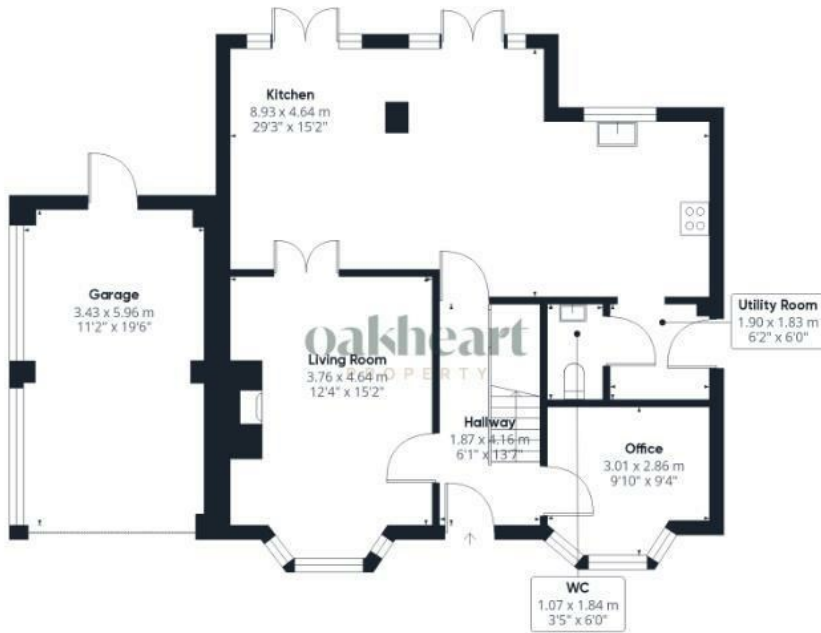












Ground Floor



Floor 1



Floor 2

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

199.72 m<sup>2</sup>  
2149.74 ft<sup>2</sup>

Reduced headroom

5.72 m<sup>2</sup>  
61.55 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:  
F



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>78</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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