

oakheart



£400,000

Guide Price  
Meander Mews, Colchester



Guide Price: £400,000 - £425,000.

A beautifully extended and recently modernised five-bedroom, two-bathroom townhouse situated on the sought-after Meander Mews in Colchester. Offering convenient access to a wide array of local amenities, Colchester City Centre, Castle Park, and Colchester North Station—providing direct trains into London Liverpool Street—this property is the epitome of modern living in a prime location.

Entering the property, you are greeted by a welcoming entrance hall that sets the tone for the rest of the home. The ground floor features a conveniently located WC and both understairs and additional storage cupboards, providing

ample storage space. The heart of the home is the modern open-plan kitchen and dining area, fitted with sleek contemporary units, high-quality worktops, and integrated appliances. This space flows effortlessly into a spacious living area. Toward the rear of the property, a superb extension has been carried out, creating an additional living/snug room. This room is enhanced by bi-fold doors that open out to the rear garden, seamlessly blending indoor and outdoor living.

The first floor offers a spacious landing area, leading to the principal bedroom. This bedroom features built-in sliding wardrobes for optimal storage and a luxurious en-suite bathroom equipped with a bath and an overhead shower, WC, and wash basin. An additional double bedroom on this floor is currently

being used as a home office.

Moving up to the second floor, you will find another spacious landing area that leads to a well-appointed double bedroom, two further generously sized bedrooms, and a modern shower room. This shower room is equipped with a large walk-in shower, WC, and wash basin.

The rear garden is enclosed and designed for low maintenance, featuring an extended patio area and artificial lawn. This space is perfect for outdoor dining, relaxation, and entertaining. A back gate provides access to the allocated parking space and a single garage.





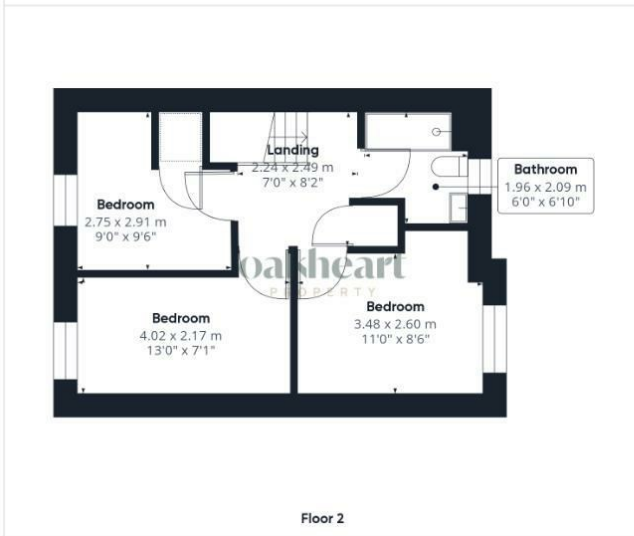
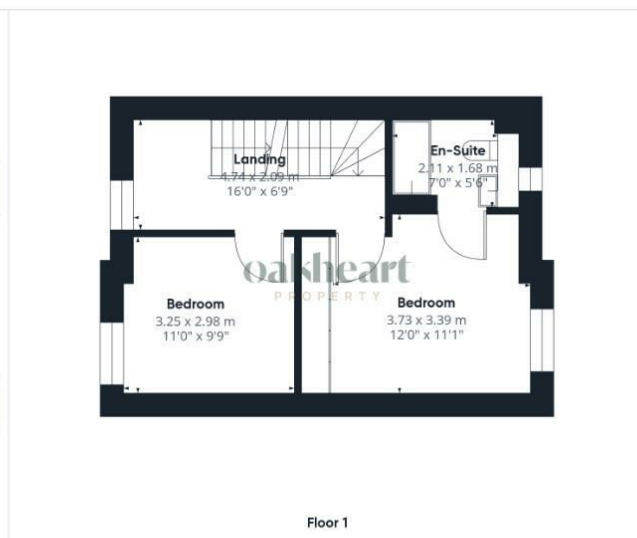
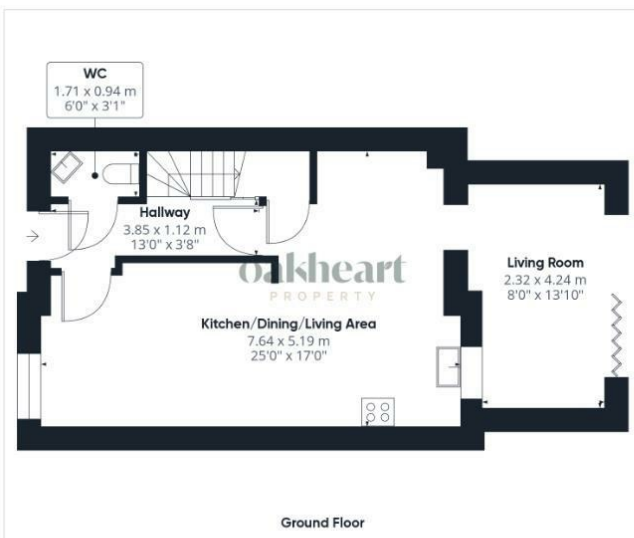












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Approximate total area<sup>1)</sup>  
 119.46 m<sup>2</sup>  
 1285.86 ft<sup>2</sup>

(1) Excluding balconies and terraces

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>	<b>84</b>	<b>86</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	

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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