

oakheart



£325,000

Maybury Close, Marks Tey



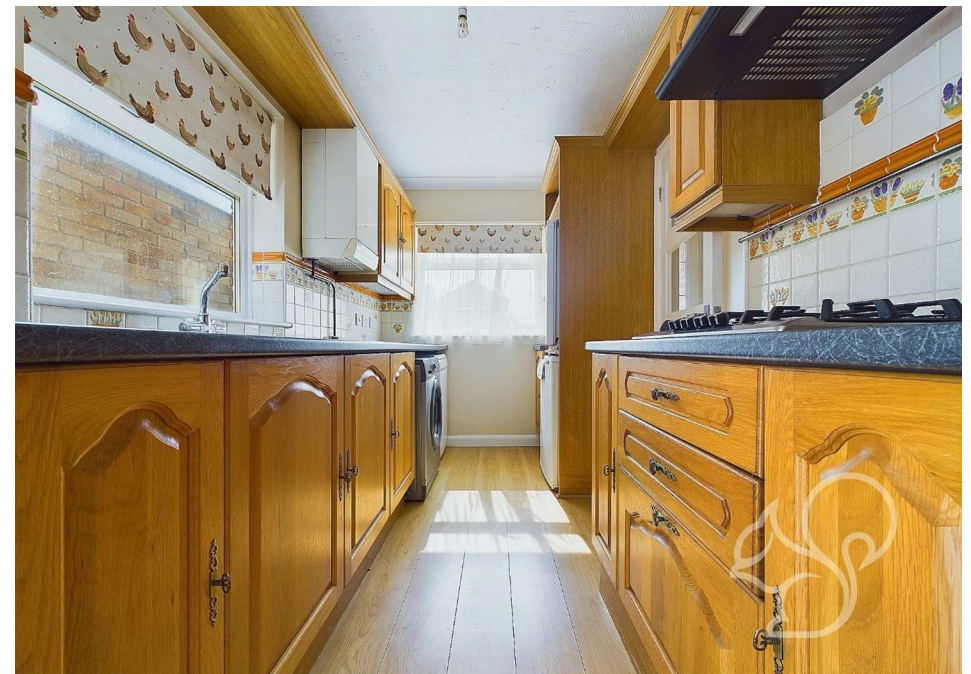
A spacious and versatile three/four-bedroom semi-detached home, perfectly situated in the highly sought-after location of Marks Tey with no onward chain. The property is conveniently located near high-performing schools, Stane Retail Park, Braintree Freeport, the A120, A12, and Marks Tey Train Station, offering direct trains into London Liverpool Street.

As you enter the home, you are greeted by a welcoming entrance hall that leads to a versatile reception room, which can also serve as an additional downstairs bedroom. The ground floor also boasts a large storage cupboard with power, a well-appointed kitchen, and a generous lounge/dining room that opens into a bright conservatory, providing seamless access to the rear garden.

Upstairs, the landing leads to three good-sized bedrooms, a family bathroom, and a separate WC, offering ample space and privacy for all members of the household.

The property benefits from a sizeable rear garden, featuring a majority patio area, perfect for outdoor entertaining, and a section of lawn. The front of the home offers a spacious driveway, providing ample off-road parking for multiple vehicles.

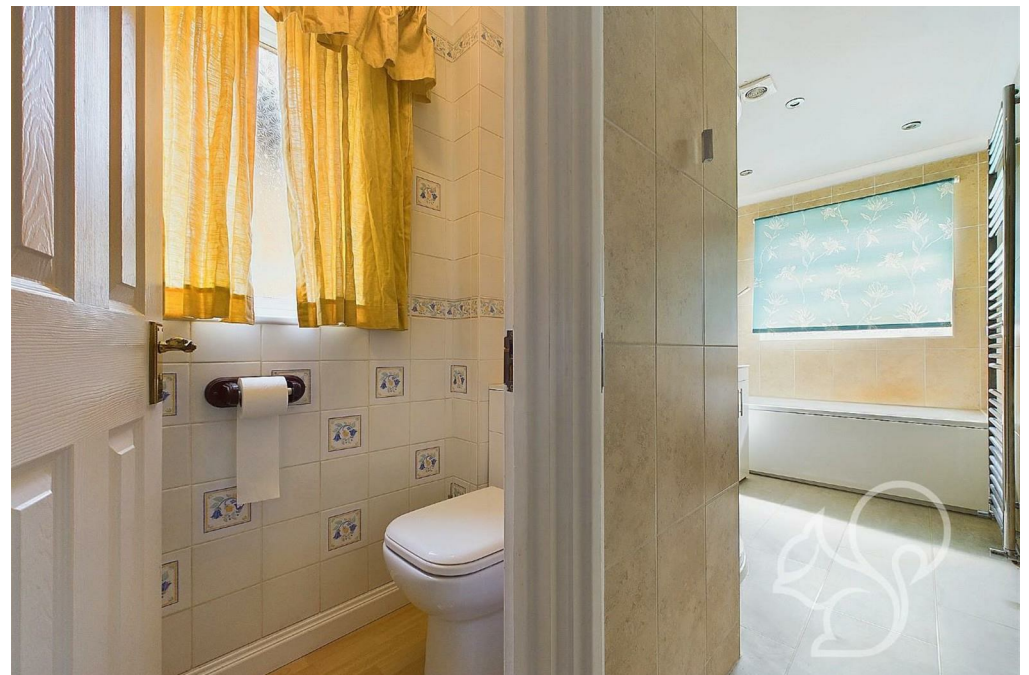
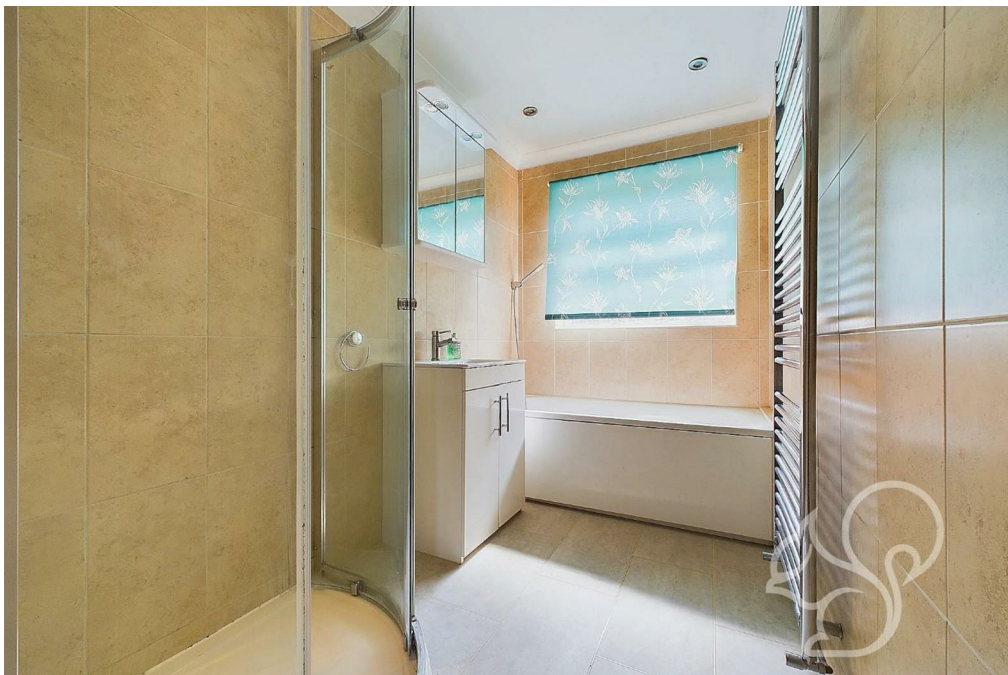
This home is ideal for families seeking space, convenience, and excellent transport links, all within a vibrant and well-connected community.







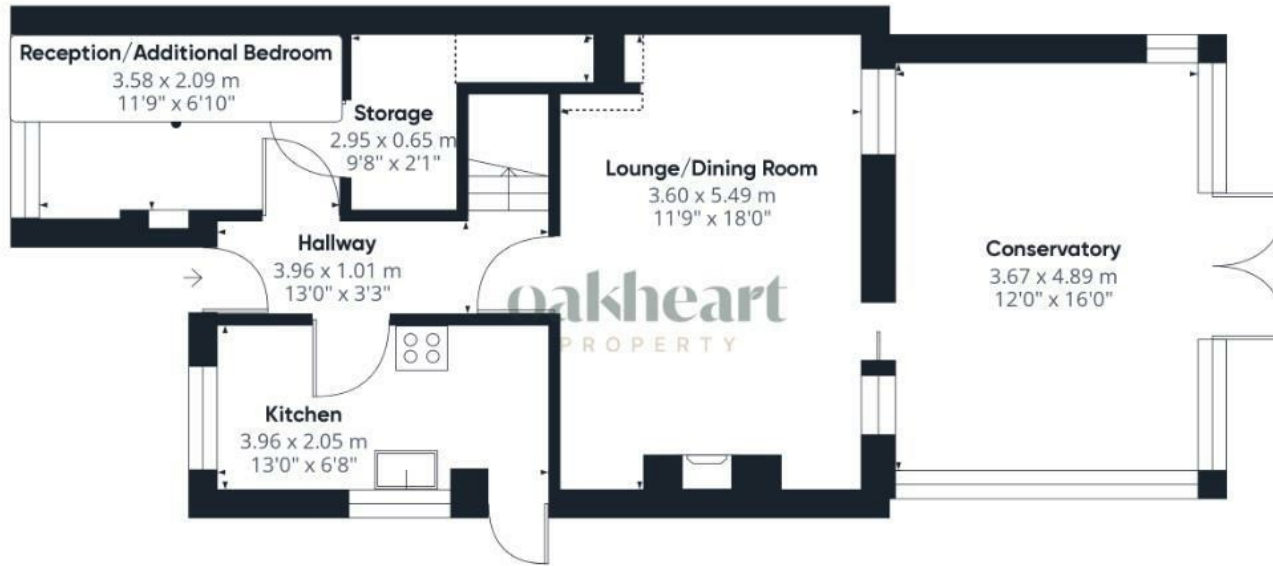




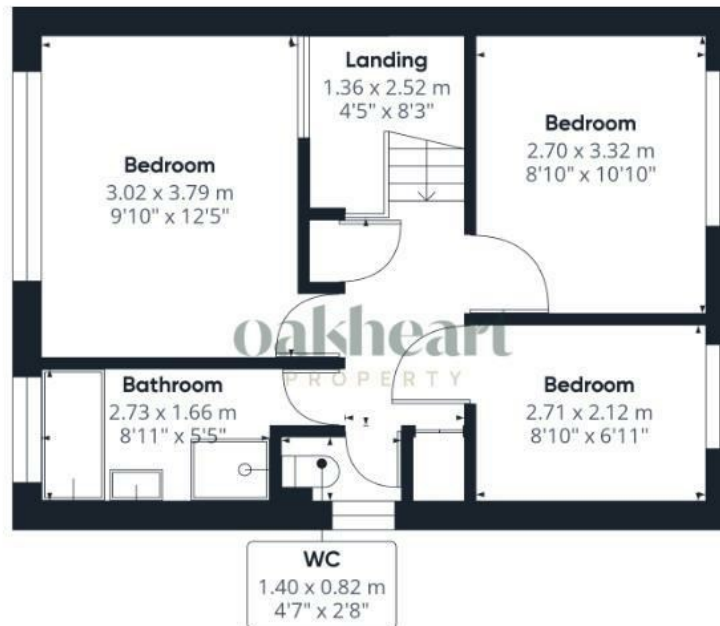








Ground Floor



Floor 1

Approximate total area⁽¹⁾

100.8 m²
1085 ft²

Reduced headroom

1.43 m²
15.39 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

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

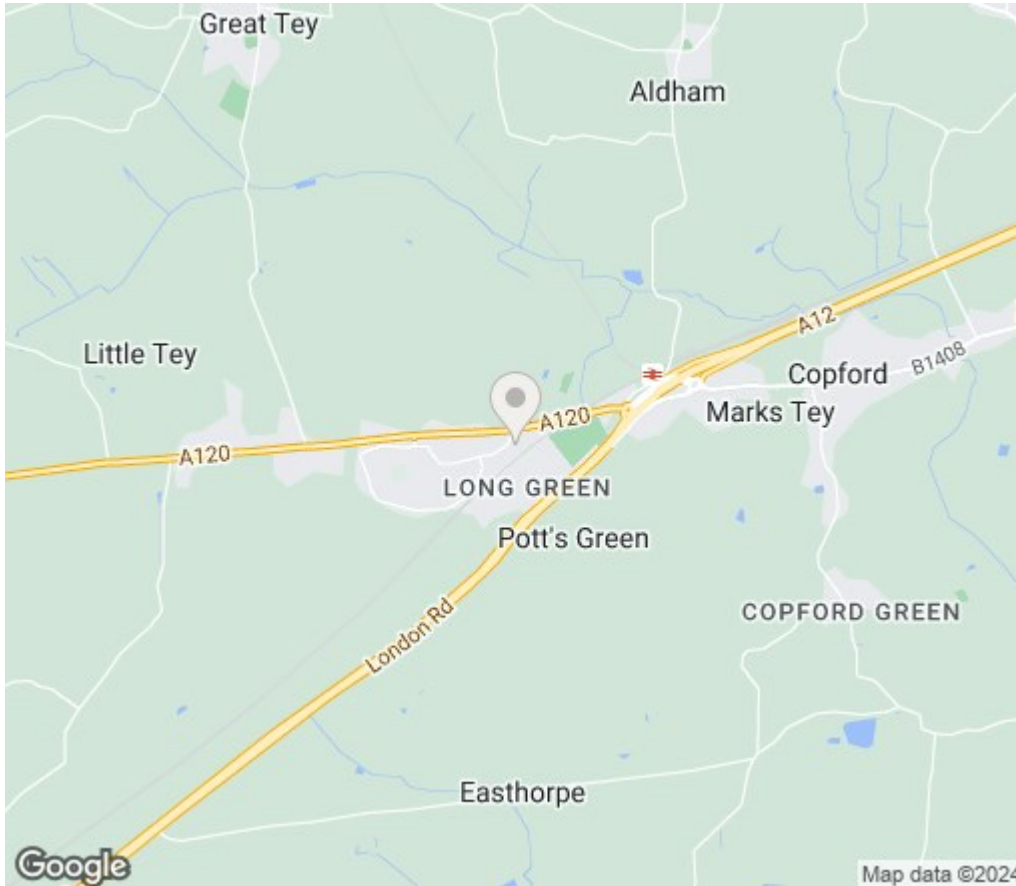
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360


Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
C



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C	69	
(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.

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