

oakheart



£550,000

Guide Price  
Oaks Drive, Lexden



Guide Price: £550,000 - £600,000.

A modern and spacious four-bedroom, two-bathroom detached family home, ideally located on the highly sought-after Oaks Drive in Lexden. Perfectly positioned within walking distance to high-performing schools, Colchester City Centre, and Colchester North Station, which offers direct trains to London Liverpool Street, this home is perfect for families seeking convenience and quality living.

Upon entering, you're greeted by a welcoming entrance hall leading to a convenient WC. The generously sized sitting room flows into a

dining room with patio doors opening out to the low-maintenance rear garden, creating an ideal space for entertaining. The breakfast area sits adjacent to the recently refitted modern kitchen, which boasts an abundance of cupboard and worktop space, perfect for the home chef.

Upstairs, the landing leads to the principal bedroom, complete with its own en-suite bathroom for added privacy. There are three further well-proportioned bedrooms, all served by a modern family bathroom.

The enclosed rear garden is designed for easy maintenance and features an extended patio, a raised lawn, and an additional raised patio area—ideal for outdoor relaxation or entertaining. Side access leads to the front driveway, providing ample off-road parking for multiple vehicles.

This beautiful home offers an exceptional opportunity to live in one of Lexden's most desirable locations with excellent amenities and transport links nearby.





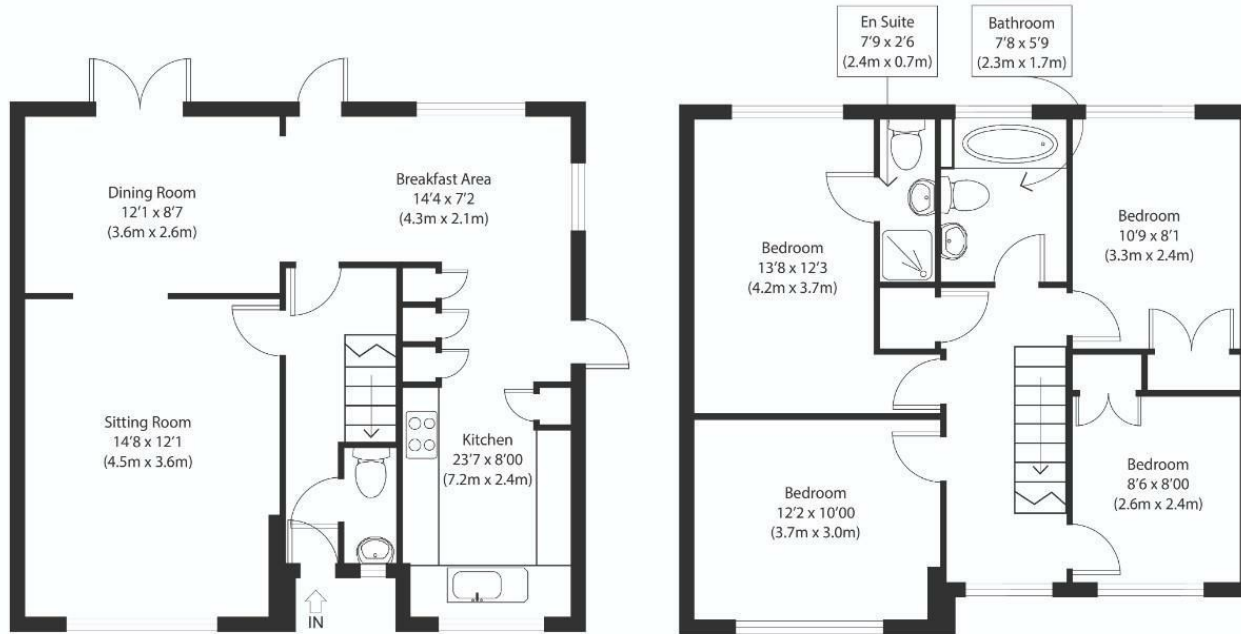












Ground Floor

First Floor

Approximate Gross Internal Area  
1220 sq ft (113 sq m)

The above floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of necessary situations. copyright www.oakheart.co.uk



**Local Authority:**  
Colchester

**Tenure:**  
Freehold

**Council Tax Band:**  
E

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
<i>Not energy efficient - higher running costs</i>		
	62	77
<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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