

oakheart

£625,000

Guide Price

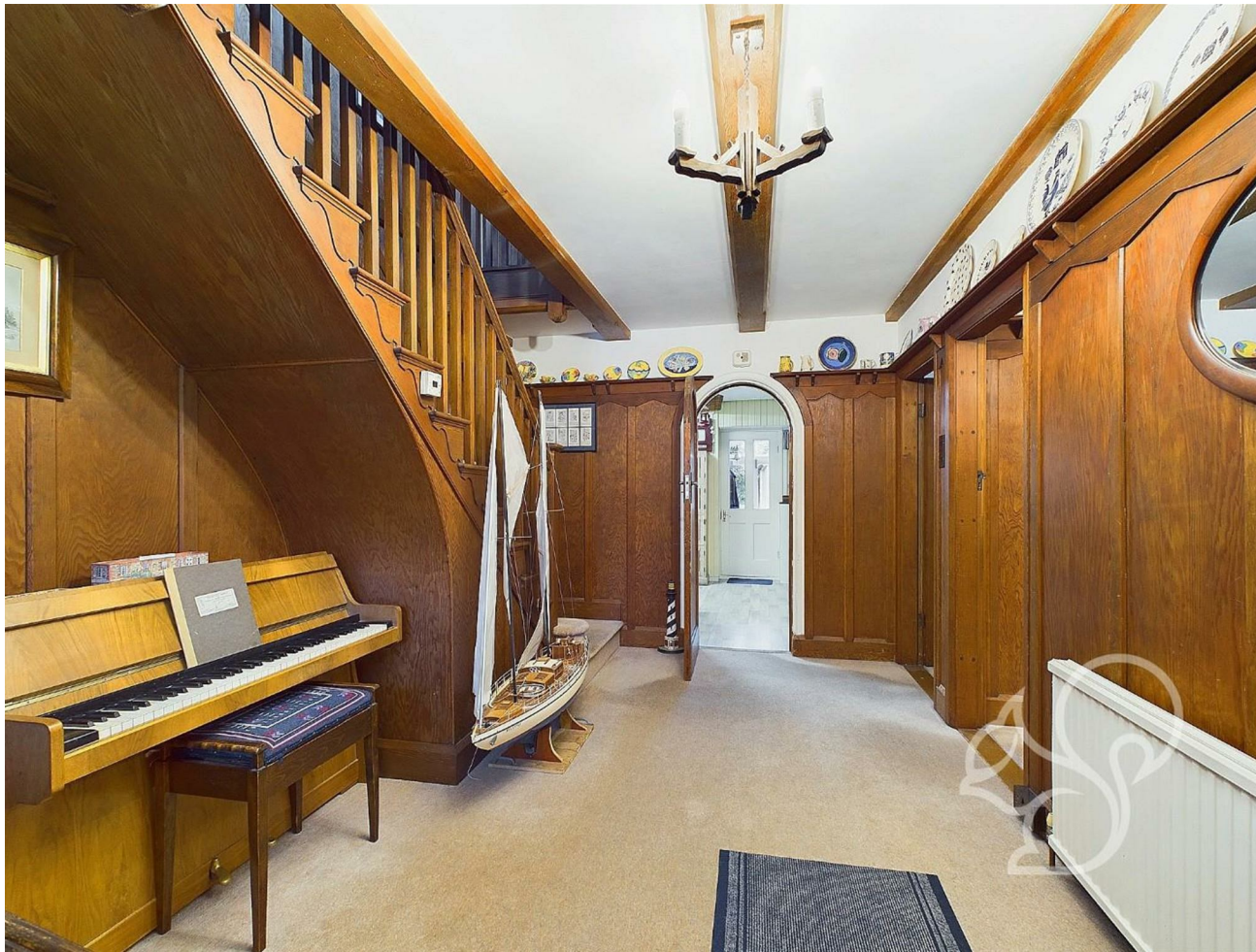
Shrub End Road, Colchester



Guide Price: £625,000 - £650,000.

Nestled on the highly sought-after Shrub End Road, Pinewood is a distinguished 1930s detached family home, crafted with pride by a local builder and steeped in period charm. This substantial property showcases a delightful mix of original features, including intricate wood paneling, a solid wood

staircase, and striking arched, church-style doorways, all of which imbue the home with timeless elegance. Its exceptional location offers convenient access to Colchester City Centre, reputable schools, and excellent transport links, making this an ideal family home that balances character with practicality.







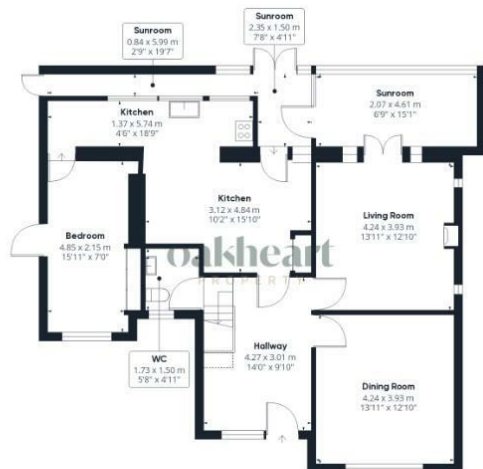












Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area<sup>®</sup>

211.68 m<sup>2</sup>

2278.48 ft<sup>2</sup>

Reduced headroom

3.97 m<sup>2</sup>

42.76 ft<sup>2</sup>

(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:  
F

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(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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