

oakheart

£550,000

Guide Price

Reynolds Avenue, Colchester

Guide Price £550,000 - £600,000

A spacious four-bedroom, two-bathroom detached family home, perfectly situated in the sought-after area of Prettygate in the West Colchester.

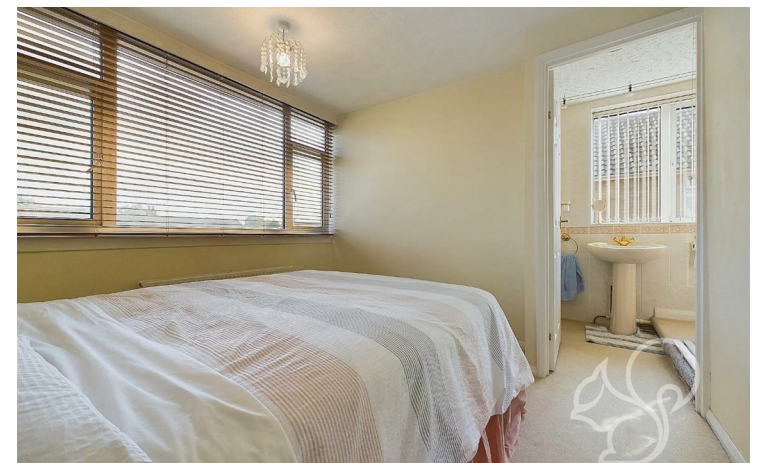
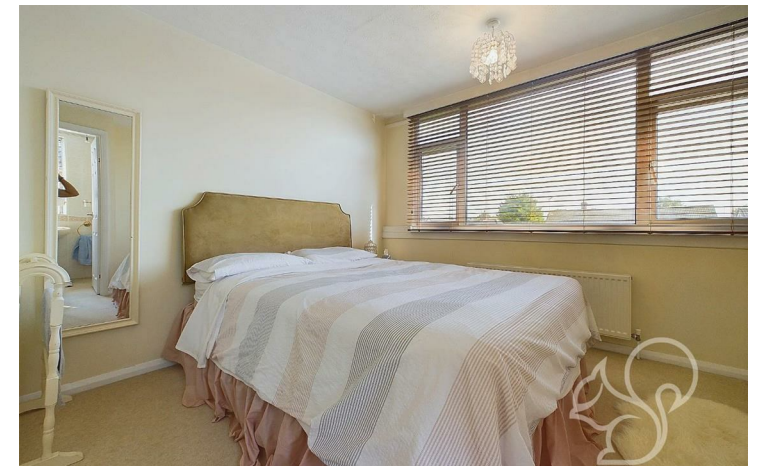
This prime location offers excellent access to high-performing schools, local amenities, Colchester's

vibrant city centre, North Station, Marks Tey Station—both with mainline links to London Liverpool Street—and the A12, ensuring effortless connectivity for both work and leisure.

Located within close proximity to outstanding local schooling including St Benedict's Catholic College Colchester County High School, Philip Morant

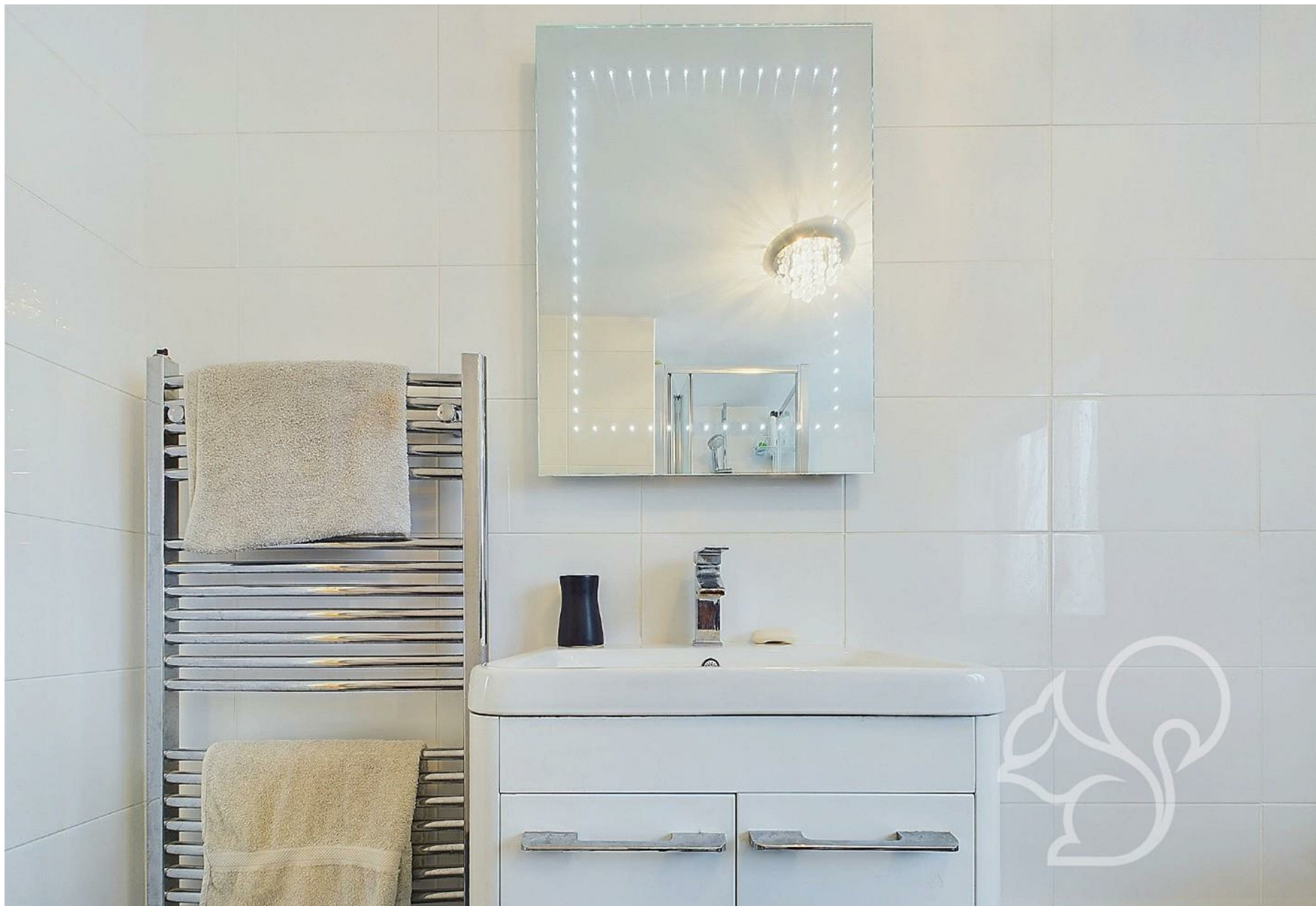
Secondary School and College and Prettygate Primary School. All within a 5 minute walk of the home.

Situated on a good-sized plot, this property offers plenty of outdoor space for various activities and gatherings. Whether it's a summer barbecue or a leisurely afternoon in the garden, there's no shortage of opportunities to enjoy the outdoors.











Ground Floor



Floor 1

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Approximate total area^m

157.53 m²
1695.64 ft²

Reduced headroom

1.19 m²
12.81 ft²

(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:

Tenure:
Freehold

Council Tax Band:

Energy Efficiency Rating

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