

oakheart

£800,000

Offers In Excess Of
Church Lane, Lexden

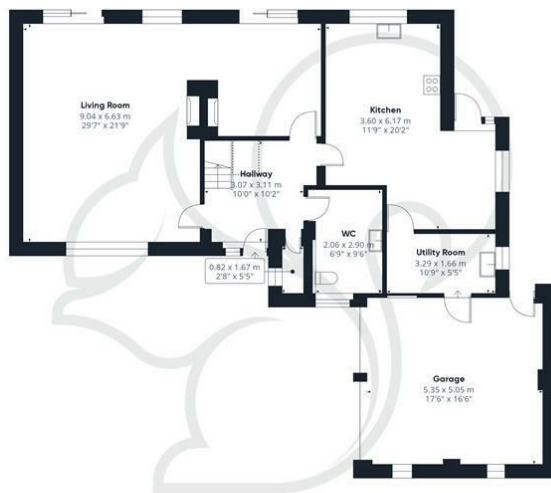
Nestled next to Lexden Park, Woodside is a remarkable four-bedroom detached family home, set within its own private grounds extending to just over 0.2 acres. Offering excellent curb appeal, the property features an in-and-out driveway leading to an attached double garage and is being sold with the benefit of no onward chain. Conveniently located, it is within close proximity to top-rated schools, local amenities, and excellent transport links.











Ground Floor



Floor 1

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Approximate total area⁽¹⁾

197.9 m²

2132 ft²

Reduced headroom

0.8 m²

8 ft²

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Colchester

Tenure:

Freehold

Council Tax Band:

G

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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