

oakheart

£450,000

Guide Price

Pattinson Walk, Great Horkesley



Guide Price: £450,000 - £475,000.

Located on the desirable Pattinson Walk in Great Horkesley, this spacious and beautifully maintained four-bedroom, two-bathroom detached family home offers generous and versatile living accommodation set across three floors — perfectly suited to modern family life.

Conveniently positioned within easy reach of high-performing primary and secondary schools, Northern Gateway Leisure Park, Colchester General Hospital, the A12, and Colchester North Station with direct links to London Liverpool Street, this is a home that combines comfort with practicality and connectivity.











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(1) Excluding balconies and terraces

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:
E

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>	71	82
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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