

oakheart



£300,000

Offers In Excess Of
Cavendish Avenue, Colchester



Nestled in the ever-popular Cavendish Avenue, this well-presented three bedroom semi-detached home offers generous living space, a recently re-fitted modern shaker-style kitchen, a large rear garden, garage, and off-road parking — all within easy reach of local schools, Colchester City Centre, and Colchester Town Station, which offers direct links into London Liverpool Street. The property benefits from no onward chain.

Step inside via a welcoming hallway leading through to a bright and spacious living/dining room, featuring beautiful original wooden

floorboards and an electric fireplace that adds a cosy focal point. To the rear, the heart of the home is a stunning recently refitted kitchen with contemporary shaker-style units, solid wood worktops, and ample cupboard space — perfect for any home chef. A useful pantry/storage cupboard is accessed directly from the kitchen, and a rear door opens out to the garden.

Upstairs, the property continues to impress with a well-proportioned principal bedroom, complete with a large window and built-in

wardrobes. A further double bedroom also offers integrated storage, alongside a single bedroom ideal as a child's room, home office or nursery. The family bathroom comprises a bathtub with shower overhead, WC and wash basin.

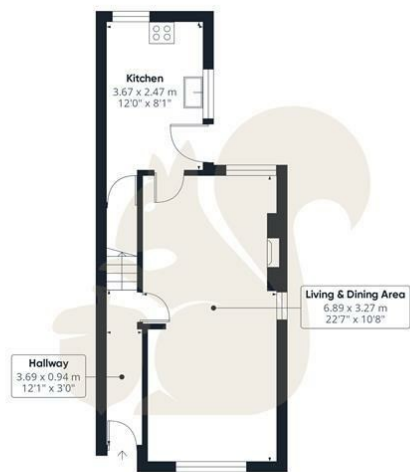
To the rear, a generous garden approaching 100ft offers a perfect mix of lawn and mature borders, with a paved seating area ideal for outdoor dining. The garden also includes a garage and attached workshop, both equipped with power and light. Gated side access leads to the front driveway, which provides off-road parking for two vehicles.











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Approximate total area⁽¹⁾
89.6 m²
964 ft²

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

Local Authority:
Colchester

Tenure:
Freehold

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>	66	86
England & Wales	EU Directive 2002/91/EC	

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