

oakheart

£425,000

Guide Price

Toga Close, Colchester

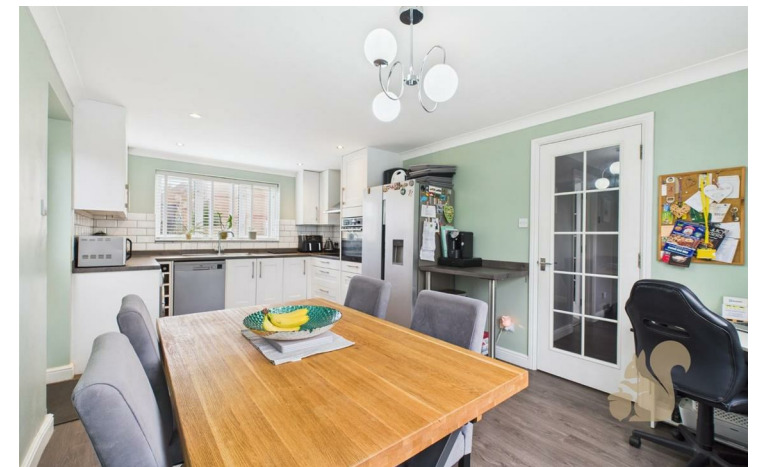


Nestled in a quiet and sought-after cul-de-sac, this well-presented three-bedroom detached home offers spacious and modern living throughout — perfect for families or anyone seeking a comfortable home in a desirable Colchester location. Set in a popular part of Colchester, Toga Close is close to shops, schools, parks, and has great links to the town centre — ideal for easy family living.

As you enter, you're greeted by a welcoming hallway that leads through the heart of the home. To the left sits a bright and contemporary kitchen/diner, ideal for family meals and entertaining guests. To the rear, the spacious living room opens out onto a delightful sun room, creating the perfect space to relax while enjoying views of the garden. Downstairs also benefits from ample storage and a convenient WC.

Upstairs, there are three generous bedrooms, all featuring built-in wardrobes. The principal bedroom boasts its own en suite shower room, while the remaining bedrooms are served by a modern family bathroom.

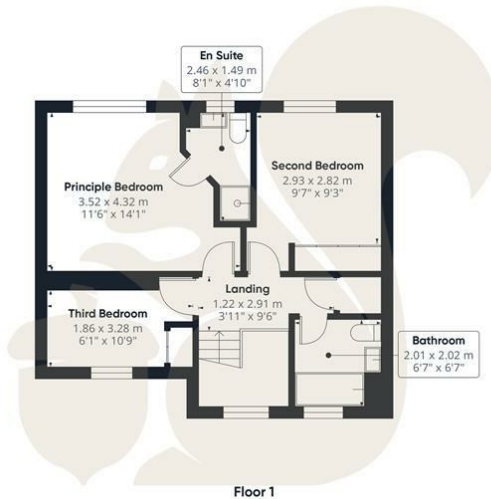
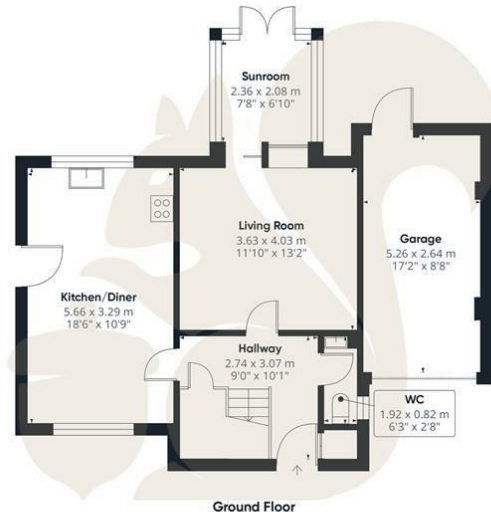
Outside, the property features a well-sized rear garden — perfect for outdoor dining and family activities. To the front, there is a garage and driveway providing off-road parking.











oakheart

Approximate total area⁰¹
103.1 m²
1110 ft²

(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		84
(69-80) C		
(55-68) D	67	
(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.

Oakheart Colchester
01206 803 308
colchester@oakheart.co.uk
2b Cotman Road, Colchester, Essex, CO3 4QJ

oakheart