



oakheart

£375,000

Offers In Excess Of
Woden Avenue, Stanway

A spacious and immaculately presented four-bedroom, two-bathroom double bay-fronted townhouse, ideally positioned on the ever-popular Woden Avenue in Stanway. Perfectly located for families, this impressive home offers convenient access to high-performing local schools, Stane Retail Park, the A12, and Marks Tey Train Station, providing direct links to London Liverpool Street.

Stepping inside, you are welcomed by a bright entrance hall leading to a stylish bay-fronted living room, a ground floor WC, and a stunning open-plan kitchen, dining, and living area. The kitchen itself offers an abundance of worktop and cupboard space, while the dining area to the rear features patio doors opening onto the rear garden, creating a perfect flow for entertaining and family living.

On the first floor, the spacious landing provides access to the bay-fronted principal bedroom, complete with built-in wardrobes and a modern en-suite shower room. A further generous double bedroom with built-in storage and a contemporary family bathroom—featuring a bath, separate shower cubicle, WC, and wash basin—complete this level.

The second floor continues to impress, offering two additional double bedrooms and a separate WC, ideal for accommodating guests or growing families.

Externally, the property benefits from a low-maintenance rear garden laid to

patio and decorative stone, with direct access into the garage via a rear door. The garage also features a roller door with off-road parking in front, while additional on-street parking and a nearby play area add to the home's family-friendly appeal.

A superb example of modern family living in a sought-after location.



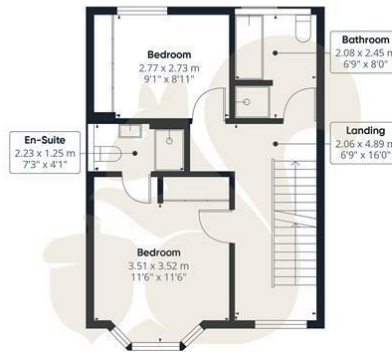








Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

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Approximate total area¹⁾

127.2 m²

1368 ft²

Reduced headroom

2.8 m²

30 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:

E

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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