



**Woden Avenue, Stanway, Colchester, CO3 0QY**

**welcome to**

**Woden Avenue, Stanway, Colchester**

NO ONWARD CHAIN! This well presented modern three storey town house is situated in the popular Stanway area of Colchester, offering excellent access to local amenities including Tollgate Retail Park, popular schools and the A12.





**Early viewing is advised of this modern three storey town house situated on the popular west side of Colchester and being conveniently situated for access to shops, amenities, Philip Morant School and transport links.**

**Ground floor accommodation comprises entrance hall, cloakroom, living room, open plan kitchen/diner and conservatory. The first floor offers master bedroom with en suite shower room, further bedroom and four piece family bathroom. The second floor offers two further bedrooms and a cloakroom.**

**Externally there is an enclosed rear garden and garage.**

**Double Glazed Entrance Door To**

#### **Entrance Hall**

Stairs to first floor, laminate wood flooring, radiator, doors to:

#### **Cloakroom**

Concealed cistern w.c., wall mounted wash hand basin, laminate wood flooring, radiator.

#### **Living Room**

16' 9" max into bay x 11' 6" ( 5.11m max into bay x 3.51m )  
Upvc double glazed bay window to front, two radiators, feature fireplace, carpet.

#### **Kitchen / Diner**

18' 8" max x 10' 6" max ( 5.69m max x 3.20m max )  
Modern kitchen comprising range of matching base and eye level units, work surfaces, inset sink and drainer unit with splashback, integrated double oven and hob with stainless steel splashback and extractor hood over, inset spotlights, integrated appliances, inset spotlights, radiator, open to:

#### **Conservatory**

10' 2" x 6' 8" ( 3.10m x 2.03m )  
With vaulted ceiling, radiator and double doors to garden.

#### **First Floor Accommodation**

#### **Landing**

Upvc double glazed window to front, stairs to second floor, radiator, doors to:

#### **Bedroom One**

14' 2" max into bay x 11' 6" max ( 4.32m max into bay x 3.51m max )  
Upvc double glazed bay window to front, built-in wardrobe, radiator, door to:

#### **En Suite**

Upvc double glazed window to side, modern suite comprising large shower cubicle, wall mounted wash hand basin and low level w.c., part tiled walls, heated towel rail.

#### **Bedroom Four**

11' 6" max x 8' 11" max ( 3.51m max x 2.72m max )  
Upvc double glazed window to rear, radiator, built-in wardrobe.

#### **Family Bathroom**

Modern four piece suite comprising panel enclosed bath with shower-head attachment, wash hand basin, low level w.c. and corner shower cubicle, part tiled walls, heated towel rail, inset spotlights, upvc double glazed window to rear.

#### **Second Floor Accommodation**

#### **Landing**

Built-in cupboard, doors to:

#### **Bedroom Two**

12' 1" x 8' 10" ( 3.68m x 2.69m )  
Upvc double glazed window to front, single radiator.

#### **Bedroom Three**

12' 1" x 8' 5" ( 3.68m x 2.57m )  
Two upvc double glazed windows to rear, radiator.

#### **Cloakroom**

Modern suite comprising Low level w.c., wash hand basin, single radiator.

#### **Outside**

There is a small area to the front, enclosed by fencing with pathway to entrance door. There is a lovely greensward area to front. There is a shared driveway providing access to Garage with parking space in front.

The rear garden is well maintained, being paved with artificial lawn and shingled sections, all enclosed by panel fencing.



**view this property online** [williamhbrown.co.uk/Property/CCS119871](http://williamhbrown.co.uk/Property/CCS119871)



welcome to

## Woden Avenue, Stanway, Colchester

- Modern Three Storey Town House
- Spacious Living Accommodation
- Two Cloakrooms
- En Suite & Family Bathroom
- Four Double Bedrooms
- Enclosed Rear Garden & Garage
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: C

offers in excess of

**£375,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/CCS119871](http://williamhbrown.co.uk/Property/CCS119871)



Property Ref:  
CCS119871 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
william h brown



**01206 577772**



Colchester@williamhbrown.co.uk



8 Culver Street West, COLCHESTER, Essex, CO1 1JG



**williamhbrown.co.uk**