



**The Whimbrel, Monarch Rise, Off The Folley, Layer-De-La-Haye,
Colchester CO2 0JA**

welcome to

The Whimbrel, Monarch Rise, Off The Folley, Layer-De-La-Haye, Colchester

THE WHIMBRELL- presents a large 4-bedroom detached home, boasting over 1744 sqft. The central hallway gives access to the living room, kitchen/family area, study and W/C. The living room, located to the rear of the property, features French doors leading to the garden, and a feature fireplace with hunter Herald Woodburner DOUBLE GARAGE & PARKING



Layer de la Haye perfectly balances rural tranquillity with excellent connectivity.

This thriving village community offers a range of amenities right on your doorstep, including two welcoming pubs, a bustling village hall, a local shop, a doctor's surgery, and a highly regarded Ofsted-rated "Good" primary school.

Perfectly positioned for both city and coast, the historic city of Colchester is just a short drive away and offers a wealth of shopping, dining, and cultural experiences. From Colchester North Station, direct trains to London Liverpool Street take just over 45 minutes, offering seamless access to the capital. For travel further afield, Stansted Airport is easily accessible via the nearby A120, while the A12 and M11 provide convenient connections to the wider region.

The beautiful Essex coastline, with its charming seaside towns and beaches, is also within easy reach, offering a perfect escape for weekend adventures.

Agents Notes

CGI's, images, dimensions, specifications and plans are provided for guidance purposes only, may be of previous developments and not specific to this plot and may differ from the finished development.



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The Whimbrel, Monarch Rise, Off The Folley, Layer-De-La-Haye Colchester

- Four bedroom detached home
- Open plan kitchen/dining area
- Separate living room
- Ensuite to master bedroom
- Study

Tenure: Freehold EPC Rating: Exempt

£725,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CCS121054 - 0002

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