



**Countess Cross Cottages, Countess Cross, Colne Engaine,  
Colchester, CO6 2HT**

## welcome to Countess Cross Cottages, Countess Cross

- Guide Price £425,000-£450,000
- 3 Double bedrooms
- Rural location
- Countryside views

Tenure: Freehold

EPC Rating: E

guide price **£425,000-£450,000**



Ground Floor

First Floor

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](http://www.focalagent.com)



**Entrance Hall**  
**Inner Hallway**  
**Cloakroom**  
**Lounge**  
12' x 16' 7" ( 3.66m x 5.05m )  
**Kitchen / Diner / Family Area**  
12' 4" x 29' 1" ( 3.76m x 8.86m )  
**Utility Room**  
7' 1" x 5' 10" ( 2.16m x 1.78m )



**Landing**  
**Bedroom One**  
11' 11" x 10' 7" ( 3.63m x 3.23m )  
**En-Suite**  
**Bedroom Two**  
13' x 10' ( 3.96m x 3.05m )  
**Bedroom Three**  
12' 6" x 11' 4" ( 3.81m x 3.45m )  
**Shower Room**

**Front Garden**  
**Rear Garden**

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**Property Ref:**

HST107773 - 0004

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