



**Monks Road, Earls Colne, Colchester, CO6 2RY**





## welcome to Monks Road, Earls Colne, Colchester

- Detached family home
- Village location
- Very well presented
- Extended

Tenure: Freehold

EPC Rating: C

guide price **£575,000-£595,000**



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

### Entrance Hall

### Study

10' 4" x 12' 1" ( 3.15m x 3.68m )

### Lounge

11' 1" x 18' 3" ( 3.38m x 5.56m )

### Dining Room

18' 3" x 15' ( 5.56m x 4.57m )

### Cloakroom

### Kitchen

11' 1" x 14' 1" ( 3.38m x 4.29m )

### Utility Room

12' 1" x 8' 5" ( 3.68m x 2.57m )

### Landing

### Bedroom One

15' x 15' ( 4.57m x 4.57m )

### En-Suite

### Bedroom Two

11' 4" x 14' 4" ( 3.45m x 4.37m )

### Bedroom Three

10' 4" x 8' 8" ( 3.15m x 2.64m )

### Bedroom Four

10' 4" x 8' 8" ( 3.15m x 2.64m )

### Bedroom Five

8' 8" x 5' 9" ( 2.64m x 1.75m )

### Bathroom

### Front Garden

### Rear Garden

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### Property Ref:

HST107801 - 0004

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