



**Bourne Brook View, Earls Colne, Colchester, CO6 2FJ**



## welcome to Bourne Brook View, Earls Colne, Colchester

- Guide Price £475,000-£500,000
- Detached
- Four bedrooms
- Study
- Driveway and garage

Tenure: Freehold

EPC Rating: B

offers in excess of **£465,000**



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 Cloakroom Study

9' 2" x 7' 7" ( 2.79m x 2.31m )

### Lounge

16' 11" x 10' 9" ( 5.16m x 3.28m )

### Kitchen / Dining Room

19' 3" x 10' 3" ( 5.87m x 3.12m )

### Landing

### Bedroom One

12' 10" x 11' 1" ( 3.91m x 3.38m )

### En-Suite

### Bedroom Two

11' 5" x 10' 4" ( 3.48m x 3.15m )

### Bedroom Three

10' 4" x 7' 10" ( 3.15m x 2.39m )

### Bedroom Four

9' 6" x 8' 2" ( 2.90m x 2.49m )

### Bathroom

### Front Garden

### Rear Garden

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#### Property Ref:

HST107806 - 0005

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