



## 3 Bedroom Detached House located in Fordham Heath.

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**JOHN ALEXANDER**  
ESTATE AGENTS

# Hen Way Fordham Heath Colchester CO3 9GA

£365,000 -  
£400,000



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TBC

Guide Price  
£375,000

\*\*\*GUIDE PRICE of  
£365,000 - £400,000 \*\*\*

John Alexander present to market this stunning three bedroom detached house that was recently built by Bellway Homes in the new Fordham Heath development. The location is ideal for commuters, as it is close to the A12 and Marks Tey Train Station.

## FULL DESCRIPTION

### OVERVIEW

\*\*\* GUIDE PRICE of £365,000 - £400,000 \*\*\*

John Alexander present to market this stunning three bedroom detached house that was recently built by Bellway Homes in the new Fordham Heath development. The location

### KITCHEN/DINER

17' 11" x 9' 11" (5.46m x 3.02m)

### LOUNGE

15' 5" x 10' 5" (4.7m x 3.18m)

### CLOAKROOM

### FIRST FLOOR LANDING

### BEDROOM ONE

11' 1" x 9' 11" (3.38m x 3.02m)

### ENSUITE

7' 11" x 3' 7" (2.41m x 1.09m)

### BEDROOM TWO

11' 6" x 7' 7" (3.51m x 2.31m)

### BEDROOM THREE

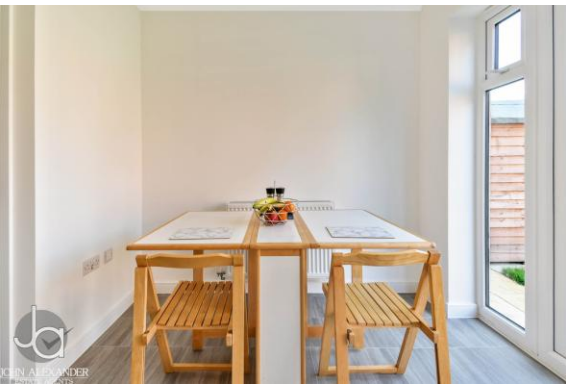
10' 0" x 8' 1" (3.05m x 2.46m)

### BATHROOM

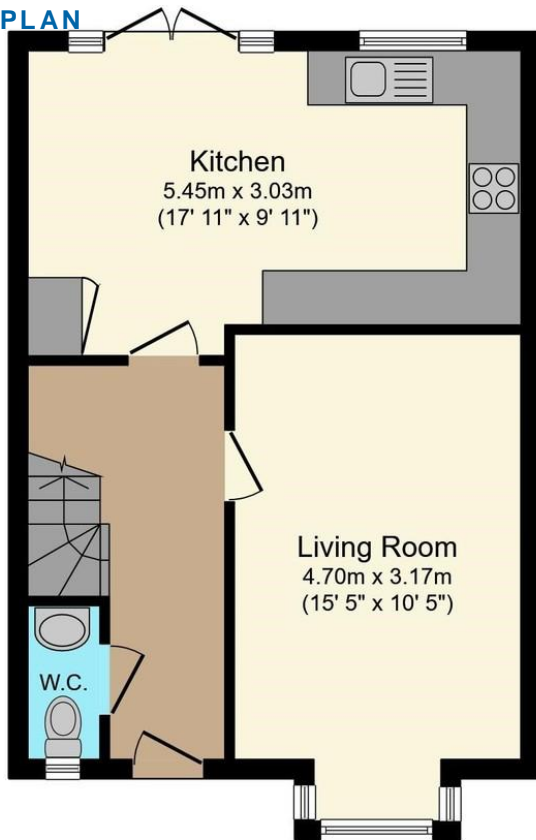
6' 5" x 6' 6" (1.96m x 1.98m)

### OUTSIDE

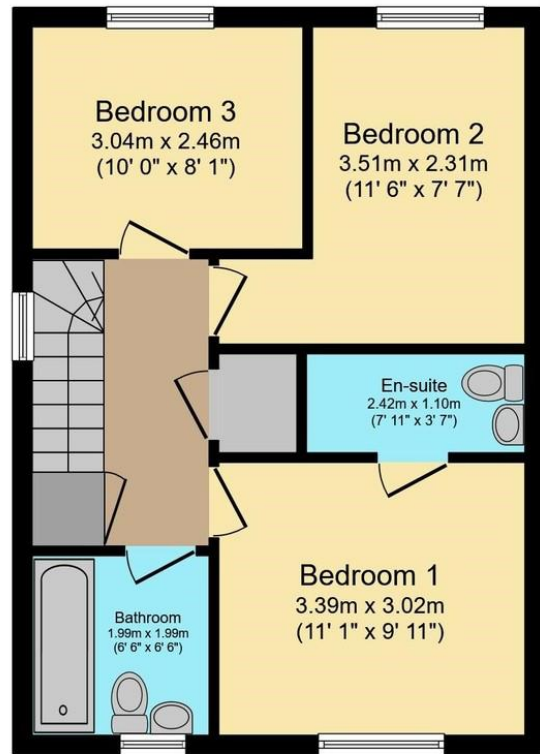
The rear garden is mostly laid to lawn enclosed by panel fencing with a small patio area. The driveway is located to the side providing off road parking.



## FLOORPLAN



**Ground Floor**



**First Floor**

Total floor area 86.3 sq.m. (929 sq.ft.) approx

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).

## DIRECTIONS

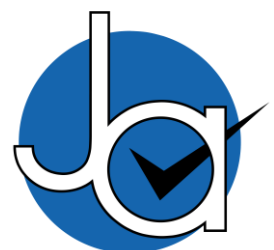
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