



## 2 bedroom Coach House located in Colchester.

Guide Price  
£180,000 - £185,000

Find us on..



**JOHN ALEXANDER**  
ESTATE AGENTS



# William Harris Way Colchester CO2 8WJ



2



1



1



B



C



## FULL DESCRIPTION

### THE HOME

\*\*\*Guide Price of £180,000 - £185,000\*\*\*

William Harris Way is a charming coach house-style property located in a desirable residential area of Colchester. John Alexander are pleased to be presenting this two-bedroom home offering spacious areas, a well-lit interiors with a unique layout, featuring an open-plan living and dining area, a modern kitchen, and a family bathroom.

The property is ideally situated close to local amenities, schools, and transport links, making it perfect for those seeking a peaceful yet accessible location in Essex. Additionally, it offers the added benefit of a garage and off-road parking.

### LIVING ROOM

The living room is a bright and inviting space, designed to offer both comfort and functionality.

### KITCHEN

The kitchen is a modern and well-equipped, offering a practical yet stylish space for cooking and dining.

### BEDROOM ONE

Bedroom One is spacious and perfect for relaxation. The room is generously sized, offering ample space for a large bed and additional furniture.

### BEDROOM TWO

Bedroom Two is a cosy and versatile space, ideal

for a guest room, home office, or a child's bedroom.

### BATHROOM

The bathroom is modern and well-appointed, featuring sleek, contemporary fixtures and finishes.

### ROOM DIMENSIONS

Kitchen/Living area - 4.9m x 3.6m (16'0 x 11'11)

Bathroom - 1.8m x 1.4m (5'10 x 4'7)

Bedroom One - 3.6m x 2.2m (11'11 x 7'3)

Bedroom Two - 3.1m x 2.3m (10'2 x 7'5)

Landing

Garage

Hallway

### LOCATION

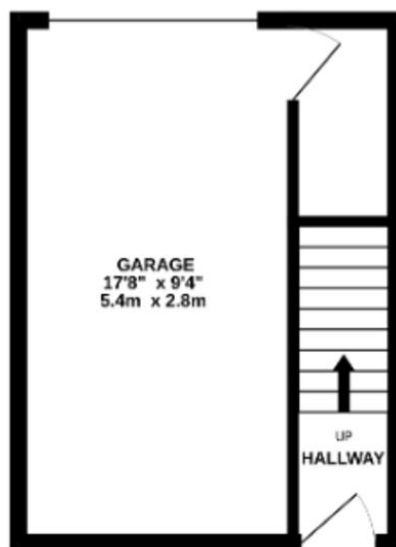
William Harris Way is situated in a peaceful and sought-after residential area of Colchester, Essex. The property benefits from being near local amenities, including shops, schools, and parks, making it ideal for families and individuals alike. Colchester town centre is just a short drive away, offering a wide range of restaurants, cafes, and cultural attractions.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

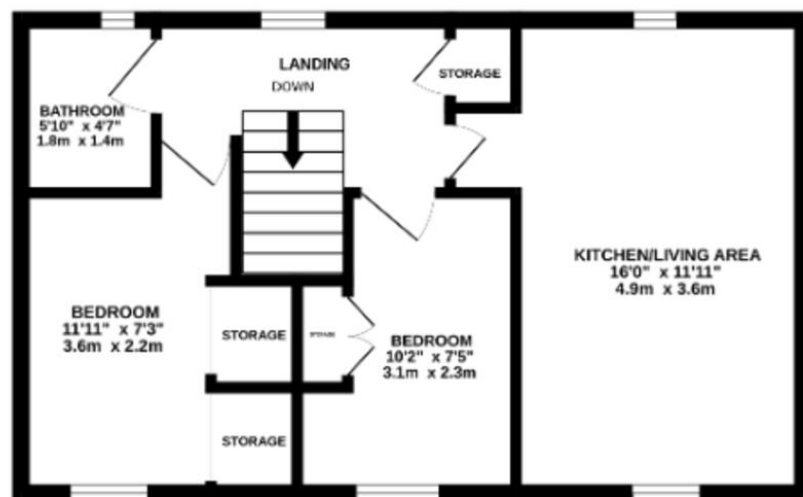


## FLOORPLAN

GROUND FLOOR



1ST FLOOR



## DIRECTIONS

### CONTACT

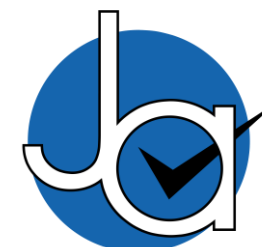
**99 London Road**  
**Stanway**  
**Colchester**  
**Essex**  
**CO3 0NY**

E [sales@john-alexander.co.uk](mailto:sales@john-alexander.co.uk)

T 01206 656007

[www.john-alexander.co.uk](http://www.john-alexander.co.uk)

Find us on..



**JOHN ALEXANDER**  
ESTATE AGENTS