



**4 bedroom
Detached
house located
in Colchester.**

**Guide Price
£700,000 - £750,000**

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JOHN ALEXANDER
ESTATE AGENTS

Greenwood Grove Colchester CO4 9EF

FULL DESCRIPTION

OVERVIEW

**** GUIDE PRICE £700,000 - £750,000 ****
APPROX. 1700 SQFT

A beautifully presented four-bedroom home offering flexible living spaces, located in a sought-after area of Colchester. This spacious property features a sleek contemporary kitchen, four well-proportioned bedrooms including a master with en-suite, and a study and utility room that enhance everyday practicality. Ideal for families or professionals seeking comfort and convenience in a desirable location.

STEP INSIDE

The first floor welcomes you with a bright hallway leading into a generously sized living room, complete with a striking yet practical entertainment unit. Adjacent is a well-appointed contemporary kitchen featuring sleek, high-gloss grey cabinetry and integrated appliances, including a double oven and built-in microwave, while the clean-lined central island offers a generous breakfast bar. With double doors giving access to the garden, the room is light and airy. The utility area, accessed from the kitchen, provides additional storage and laundry facilities.

A quiet study offers an ideal setting for remote work, with bespoke cupboards providing a practical storage solution.

A downstairs cloakroom completes the ground floor.

Upstairs on the second floor, the property features four comfortable bedrooms, each thoughtfully arranged to suit a variety of needs. The master bedroom benefits from an en-suite, while the stylish family bathroom serves the remaining bedrooms.

STEP OUTSIDE

To the rear of the property is a private, enclosed, low-maintenance landscaped garden with raised beds and a large patio.

To the front, a spacious driveway provides ample parking and access to the double garage.

DIMENSIONS,

KITCHEN: 12'4" X 17'11"

LIVING ROOM: 13'5" X 22'2"

STUDY: 6'10" X 9'3"

UTILITY ROOM: 6'5" X 8'10"

BEDROOM 1: 8'9 X 12'5"

BEDROOM 2: 10'7 X 11'6"

BEDROOM 3: 10'0" X 9'3"

BEDROOM 4: 7'0" X 9'6"



4



2



2



E



C



1,700 sq ft



LOCATION

Highwoods is a lovely area, combining peaceful suburban life with plenty of amenities. The local Highwoods Square shopping area is handy, offering a range of shops, supermarkets, and places to eat. Plus, Highwoods Country Park is fantastic for outdoor activities, with its beautiful walking trails, picnic spots, and a charming lake.

Getting around from Highwoods is straightforward, with excellent transport links. The A12 is close by, making trips to nearby towns or London easy. Colchester North Station offers regular train services to London Liverpool Street. Local buses also run frequently, helping you get around Colchester with ease.

The area is great for families, with some well-regarded schools nearby. The Gilbert School is known for its strong academic results, while Brinkley Grove Primary School is a popular choice for younger kids. For those considering private education, options like Colchester High School and St. Mary's School provide excellent facilities and a focus on both academics and personal growth.



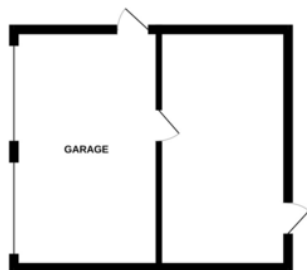


Greenwood Grove, Colchester, CO4 9EF

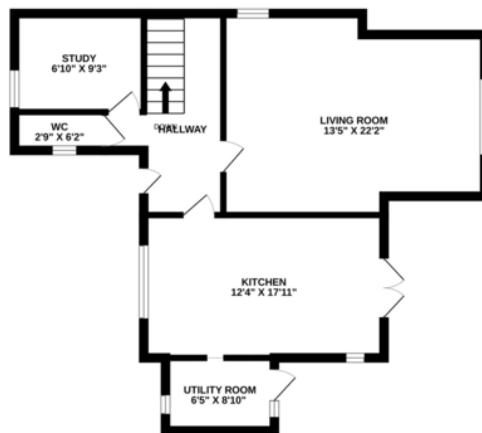


FLOORPLAN

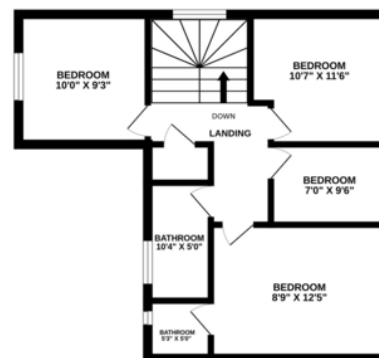
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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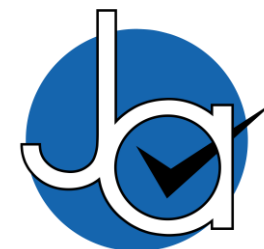
CONTACT
99 London Road
Stanway
Colchester
Essex
CO3 0NY

E sales@john-alexander.co.uk

T 01206 656007

www.john-alexander.co.uk

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JOHN ALEXANDER
ESTATE AGENTS