

The Woodcock, Monarch Rise, Off The Folley,
Layer-De-La-Haye, Colchester CO2 0JA

william h brown

welcome to

The Woodcock, Monarch Rise, Off The Folley, Layer-De-La-Haye, Colchester

THE WOODCOCK - The spacious kitchen/dining area features French doors leading to the garden. The kitchen includes an integrated Bosch fridge/freezer and downlights. Three of the four rooms upstairs include built in storage, and the master bedroom features an ensuite.





Layer de la Haye perfectly balances rural tranquillity with excellent connectivity.

This thriving village community offers a range of amenities right on your doorstep, including two welcoming pubs, a bustling village hall, a local shop, a doctor's surgery, and a highly regarded Ofsted-rated "Good" primary school.

Perfectly positioned for both city and coast, the historic city of Colchester is just a short drive away and offers a wealth of shopping, dining, and cultural experiences. From Colchester North Station, direct trains to London Liverpool Street take just over 45 minutes, offering seamless access to the capital. For travel further afield, Stansted Airport is easily accessible via the nearby A120, while the A12 and M11 provide convenient connections to the wider region.

The beautiful Essex coastline, with its charming seaside towns and beaches, is also within easy reach, offering a perfect escape for weekend adventures.

Agents Notes

CGI's, images, dimensions, specifications and plans are provided for guidance purposes only, may be of previous developments and not specific to this plot and may differ from the finished development.
*developer t's & c's apply







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- KEY WORKER DISCOUNT - call to discuss
- South Facing Turfed Rear Garden - Garage & Parking
- Four-Bedroom Detached House - Open Plan Kitchen/Dining Area
- Separate Living Room & Study
- Upgraded Kitchen Floor Tiles & Ceramic Floor Tiles to Hall/Cloakroom

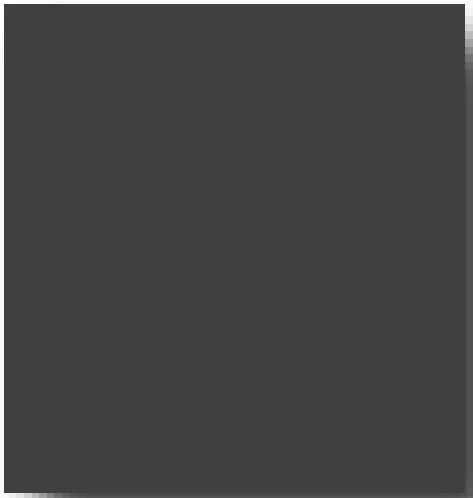
Tenure: Freehold EPC Rating: B

£700,000









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The Property Ombudsman

Property Ref:
CCS121820 - 0004

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