



£425,000

Guide Price

Woden Avenue, Stanway

GUIDE PRICE: £425,000 - £450,000.

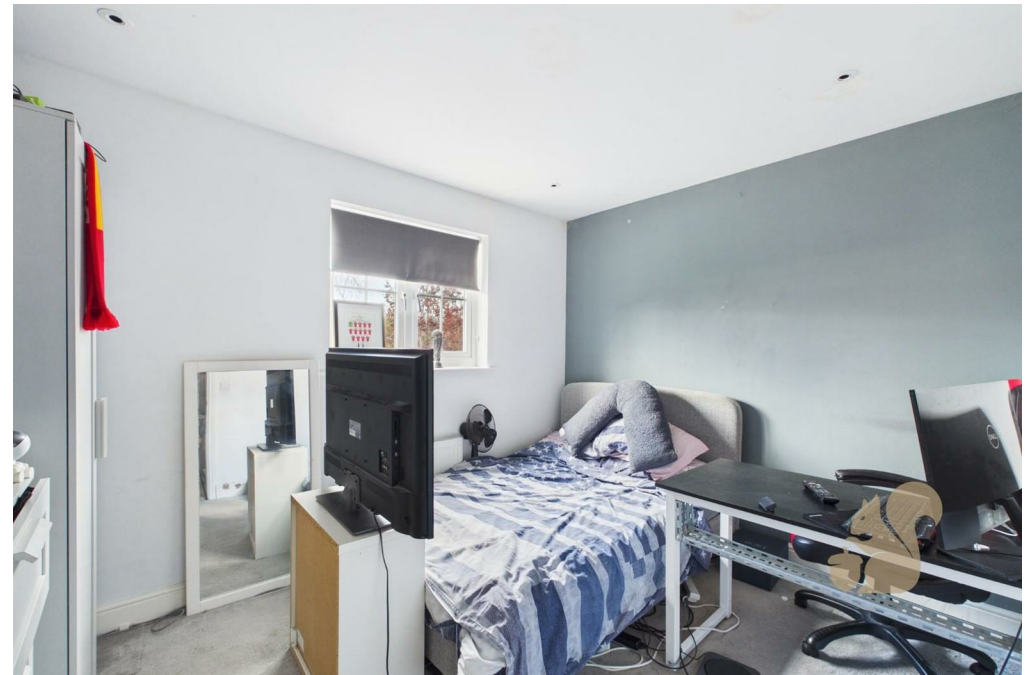
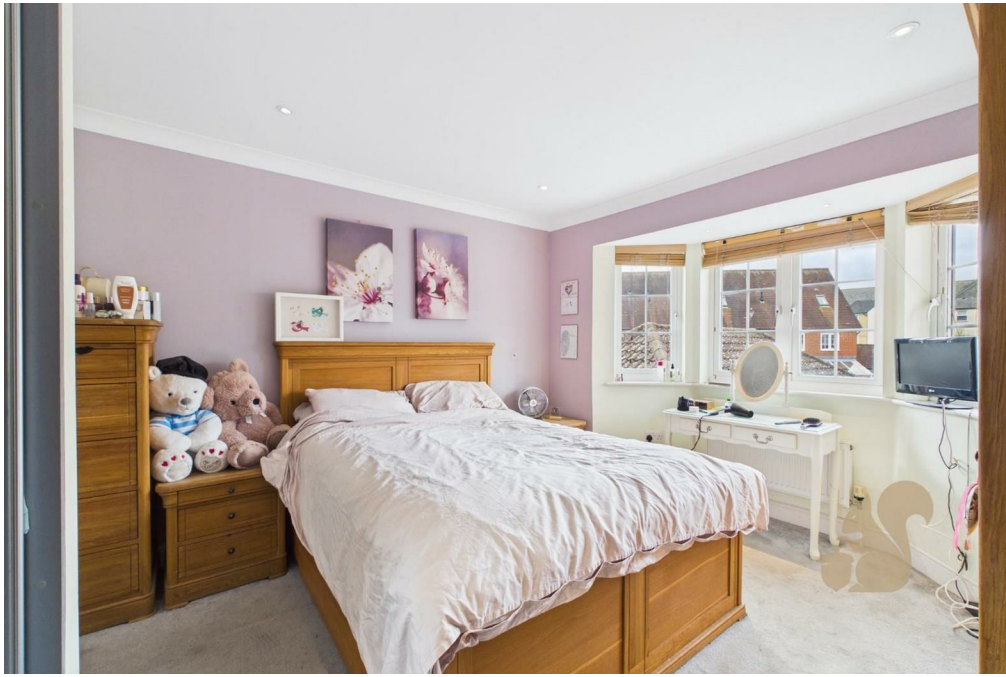
Situated within a peaceful cul-de-sac in the heart of the highly desirable Stanway area, this well-presented and extended four-bedroom semi-detached home offers spacious and versatile accommodation arranged over three floors. Ideally positioned for convenient access to highly regarded local schools, Stane Retail Park, the A12, and Marks Tey railway station with direct services into London Liverpool Street, this property is perfectly suited to modern family living.



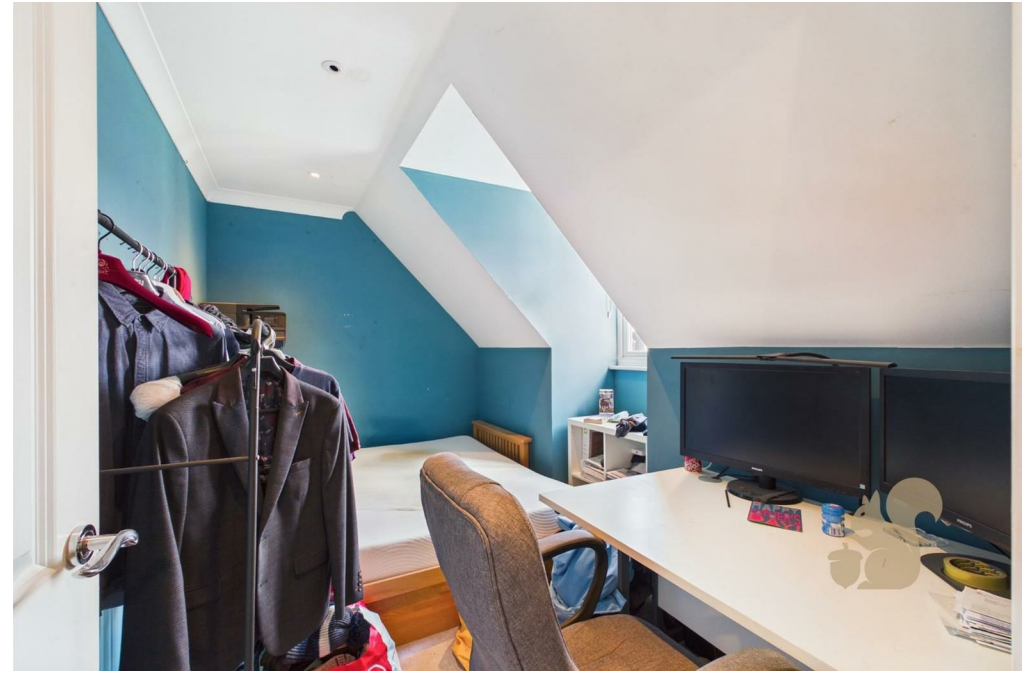




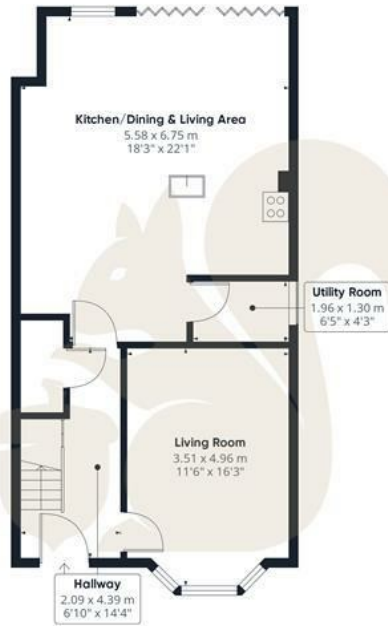












Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

**Main building GLA<sup>(1)</sup>**

138 m<sup>2</sup>  
1485.37 ft<sup>2</sup>

**Main building total**

139.82 m<sup>2</sup>  
1504.97 ft<sup>2</sup>

**Building 2 total**

29.65 m<sup>2</sup>  
319.14 ft<sup>2</sup>

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom

Below 1.5 m/5 ft  
Areas with headroom below 1.52 m/5 ft are excluded

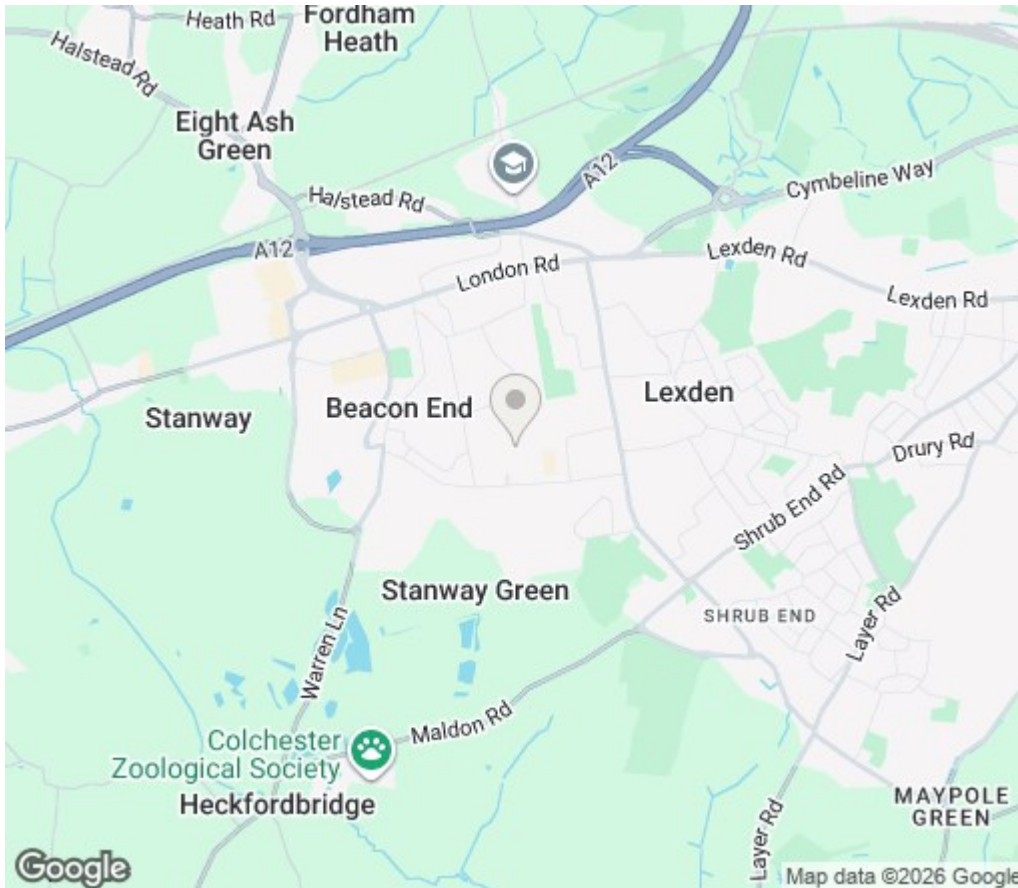
Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**


Local Authority:  
Colchester

Tenure:  
Freehold

Council Tax Band:  
E



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

# oakheart

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