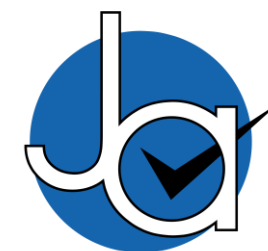




## 3 bedroom Detached House located in Colchester.

Guide Price  
£300,000 - £335,000

Find us on..



**JOHN ALEXANDER**  
ESTATE AGENTS



# Friday Wood Green Colchester CO2 8XF



3



1



2



C



EPC

C



## FULL DESCRIPTION

### THE OVERVIEW

\*\*\*Guide Price £300,000 - £335,000\*\*\*

Situated in the desirable Friday Wood Green area, this well-maintained three-bedroom detached home provides flexible and comfortable living, complete with off-road parking, a garage, and a private garden - making it ideal for families or professionals alike.

### STEP INSIDE

Stepping inside, you are welcomed by a light entrance hallway giving access to the main living areas. To the front, the spacious lounge/diner measures 19'8" x 11'5" (5.99m x 3.48m) and provides a fantastic open-plan area for both relaxing and entertaining, with plenty of room for comfortable seating and dining.

The kitchen, at 9'0" x 8'2" (2.74m x 2.49m), is fitted with a range of cream shaker-style wall and base units complemented by wood-effect worktops, the room offers excellent storage and preparation space, while the adjoining conservatory, measuring 10'8" x 10'0" (3.25m x 3.05m), creates a bright additional reception room with direct views and access to the rear garden.

A convenient cloakroom completes the ground floor.

Upstairs, the property features three bedrooms, all well-proportioned. The principal bedroom measures 11'2" x 8'5" (3.4m x 2.57m), offering comfortable double accommodation. The second bedroom, at 11'0" x 8'2" (3.35m x 2.49m), also provides excellent space, while the third bedroom, measuring 8'10" x 5'9" (2.69m x 1.75m), is ideal as a single bedroom, nursery, or home office. A modern family bathroom serves all bedrooms.

### STEP OUTSIDE

The property is further enhanced by its generous rear garden, which offers an excellent balance of lawn and patio space, perfect for outdoor dining, entertaining, or simply relaxing in the sunshine. The lawn is bordered by mature shrubs and hedging, creating both privacy and a pleasant green outlook. With plenty of room for family activities or gardening enthusiasts, the garden provides a tranquil retreat that can be enjoyed throughout the seasons.

To the front, the home benefits from a substantial driveway, providing ample off-road parking for multiple vehicles, as well as access to a detached garage, ideal for additional storage or secure parking.

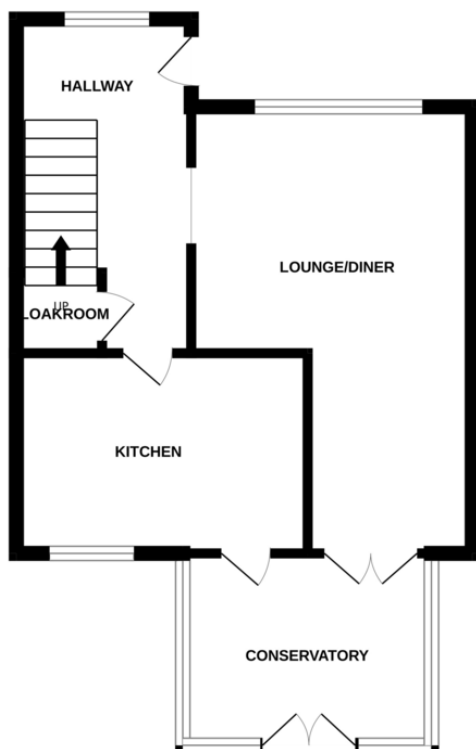
### THE LOCATION

Located in a quiet cul-de-sac within the popular Friday Wood Green area, this home enjoys a peaceful setting close to woodland walks while remaining convenient for everyday amenities. Local shops, schools, and healthcare facilities are all nearby, with Colchester city centre and mainline stations just a short drive away, offering direct trains to London Liverpool Street. Excellent road links via the A12 and A120 make commuting easy, while the beautiful Essex coastline and Mersea Island are within easy reach for leisure and days out.

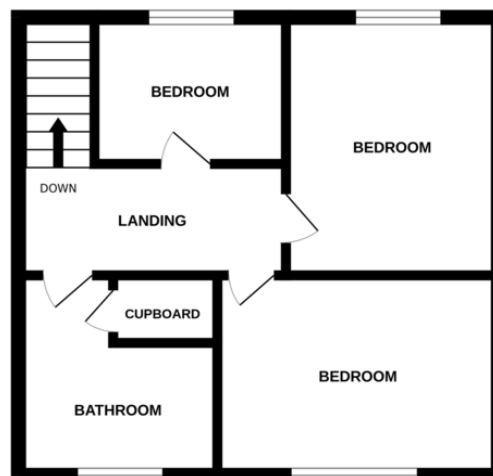


## FLOORPLAN

GROUND FLOOR



1ST 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.  
Made with Metropix ©2025

## DIRECTIONS

### CONTACT

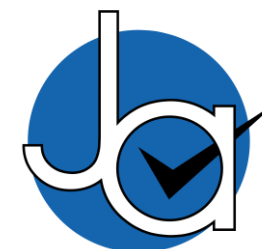
**99 London Road  
Stanway  
Colchester  
Essex  
CO3 0NY**

**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