



**1 bedroom
Mews located
in Highwoods.**

Guide Price
£170,000 - £190,000

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**JOHN ALEXANDER
ESTATE AGENTS**

Hanbury Gardens Highwoods Colchester CO4 9TR



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FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £170,000 TO £190,000

Situated in a peaceful cul- de- sac in the highly desirable Highwoods area, this one- bedroom cluster house in Hanbury Gardens, with no onward chain, offers bright and modern living throughout. The property benefits from rare off- road parking and an enclosed private rear garden, making it an excellent opportunity for first- time buyers or investors alike.

STEP INSIDE

Stepping through the front door, you enter a welcoming lounge/diner measuring 13' 3" x 15' 7", a spacious and open room filled with natural light from windows to both the front and rear. This versatile living space easily accommodates both seating and dining areas and features a distinctive spiral staircase leading to the first floor. From here, a door opens directly out to the private rear garden, an unusual and highly sought after feature for this style of property- perfect for relaxing, entertaining, or enjoying outdoor dining.

Just off the lounge, the well-designed kitchen (5' 10" x 7' 3") offers sleek, modern gloss cabinetry, integrated appliances, and a bright outlook to the garden. It is both stylish and practical, maximising storage and workspace while maintaining a clean, contemporary feel.

Ascending the spiral staircase to the first floor, you reach a compact landing area that leads into the good-sized double bedroom measuring 13' 7" x 7' 10". This bright and inviting room benefits from a built-in wardrobe, providing excellent storage without compromising floor space. Adjacent to the bedroom sits the well-presented shower room (6' 1" x 5' 3"), fitted with a shower enclosure, WC, and hand basin, creating a fresh and easy to maintain space.

STEP OUTSIDE

To the front, the home enjoys off- road parking for two vehicles, providing convenient and secure access right outside the door- an especially valuable feature within this sought- after cul- de- sac setting.

To the rear, the property is further enhanced by a private and fully enclosed garden, offering an ideal outdoor retreat. The garden features a generous lawn, perfect for relaxing or for those seeking low- maintenance outdoor space. A paved patio area provides an inviting spot for outdoor dining or entertaining, while a useful storage shed adds practicality for gardening tools, bicycles, or seasonal items.

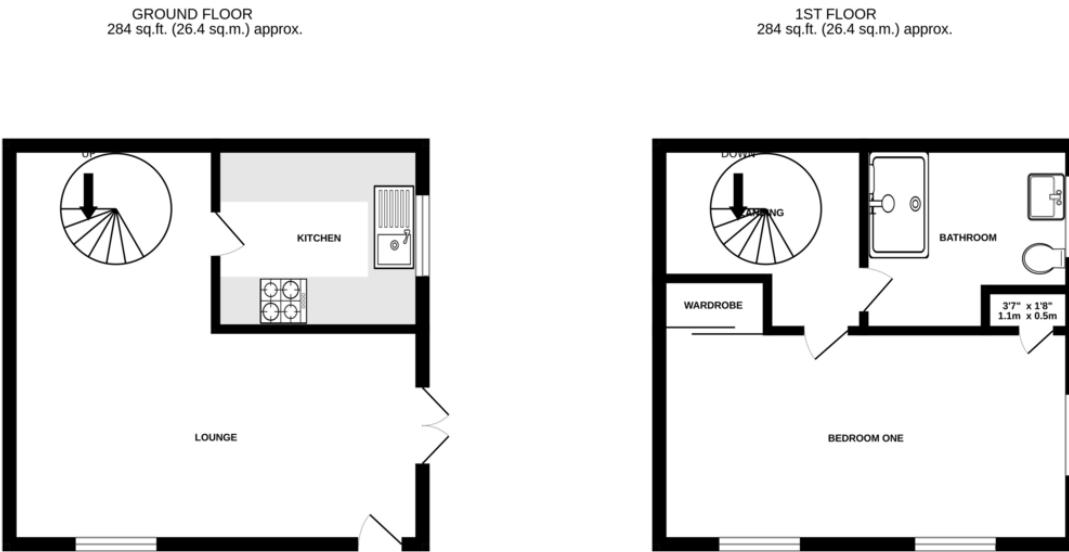
The surrounding fencing gives the garden a sense of privacy and seclusion, making it a pleasant extension of the home.



THE LOCATION

Located in the sought-after Highwoods district of Colchester, Hanbury Gardens benefits from close proximity to local schools, shops, and everyday amenities, as well as excellent access to the A12, A120, Colchester General Hospital, and North Station's direct rail links to London. The area offers a convenient, well-connected setting within a popular residential community.

FLOORPLAN



TOTAL FLOOR AREA : 567 sq.ft. (52.7 sq.m.) approx.
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. The floorplan is for guidance purposes only and must not be relied upon 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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DIRECTIONS

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