

oakheart



£325,000

Old Heath Road, Colchester

Positioned along the sought-after Old Heath Road, this charming and generously proportioned four-bedroom semi-detached home offers the perfect blend of character and modern comfort. Boasting off-road parking, a garage with power, and a large rear garden, this property is ideally situated within close proximity to high-performing schools, Colchester City Centre, and Colchester Town Station, which provides direct links to London Liverpool Street—ideal for commuters and families alike.

Internally, the ground floor welcomes you with a bright hallway leading into a spacious open-plan lounge and dining area, complete with a beautiful bay window that floods the room with natural light. The heart of the home is the

modern U-shaped kitchen, thoughtfully designed with sleek cupboard units and generous worktop space. A convenient understairs storage cupboard enhances practicality, and a side door provides access to the rear garden.

Upstairs, the first-floor landing leads to four well-appointed bedrooms, including a principal bedroom with a feature bay window, two further generous double rooms, and a single bedroom ideal for a nursery or study. A modern family bathroom completes the first floor.

Externally, the property continues to impress with a large rear garden, predominantly laid to lawn with a patio area—ideal for outdoor entertaining. A

side gate provides access to the front, while a rear gate beyond the garage opens up to the private parking area and garage, which is equipped with power, making it suitable for storage or workshop use.

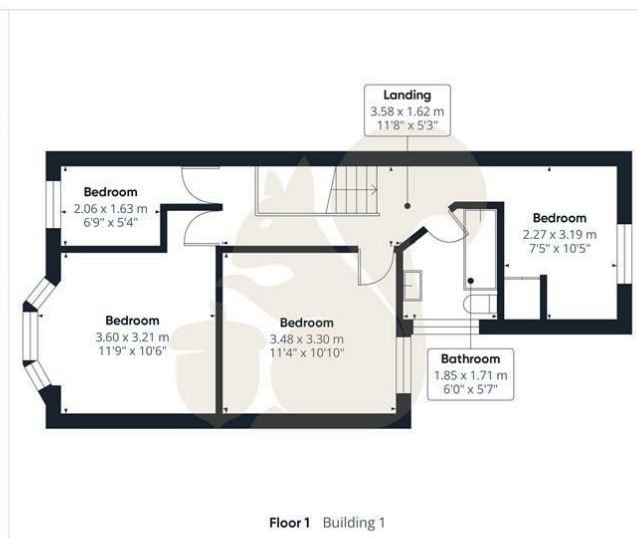
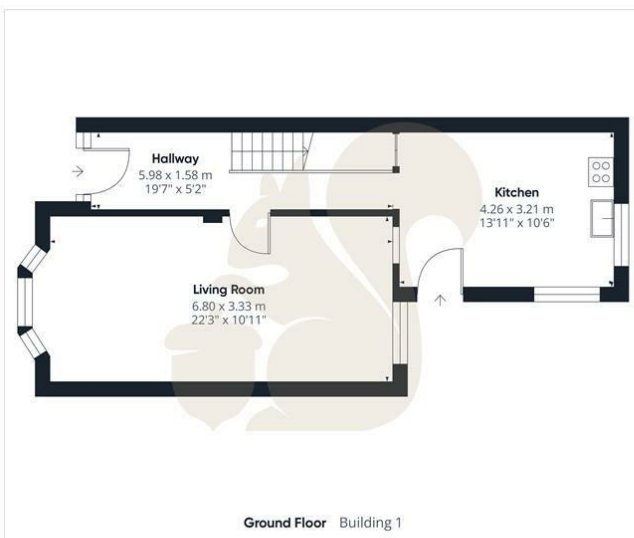
This spacious 1930s home presents a rare opportunity to acquire a spacious family residence in a prime Colchester location.











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Approximate total area<sup>(1)</sup>

107.7 m<sup>2</sup>  
1159 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C 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:

C

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.

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