9 Mill Lane - Guide Price £600,000

Colne Engaine Colchester Essex CO6 2HY

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Estate & Letting Agents



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Guide Price £600,000

The Property

GUIDE PRICE £600,000 – £650,000

A three-bedroom detached home situated on Mill Lane in the sought-after village of Colne Engaine, benefiting from two reception rooms, two bathrooms and exceptional off-road parking for up to eight vehicles.

Situated in the charming village of Colne Engaine, this detached property offers well-proportioned accommodation suited to comfortable family living. The two reception rooms provide versatile space for relaxing, dining or entertaining, while the three bedrooms offer flexibility for family members, guests or those working from home. Two bathrooms add further convenience for busy households. One of the property's standout features is the extensive off-road parking, with space for up to eight vehicles, making it particularly practical for households with multiple cars or those who regularly welcome visitors.

Colne Engaine is a popular Essex village known for its attractive surroundings and peaceful atmosphere. The property enjoys a rural village setting while remaining within reach of Colchester and its wider range of shopping facilities, schools, leisure amenities and transport links.

In the vendors opinion it has been a perfect family home with extensive views of the countryside.

In the valuers opinion there is further opportunity to extend the property or convert the layout to suit your needs subject to planning.

Agent's Note:
Please be aware that images of the property may have been digitally enhanced, edited, or staged using artificial intelligence, and may not reflect the current presentation or furnishings.

Features

- THREE BEDROOM CHALET BUNGALOW
- POPULAR VILLAGE OF COLNE ENGAINE
- LARGE REAR GARDEN
- DOUBLE GARAGE
- OFF ROAD PARKING
- WITHIN EASY REACH OF COLCHESTER'S AMENITIES, SCHOOLS AND TRANSPORT LINKS.
- PEACEFUL VILLAGE SETTING WITH A CHARMING COUNTRYSIDE FEEL.
- TWO VERSATILE RECEPTION ROOMS IDEAL FOR FAMILY LIVING AND ENTERTAINING.
- THREE WELL-PROPORTIONED BEDROOMS OFFERING COMFORTABLE ACCOMMODATION.
- SPACIOUS AND FLEXIBLE LAYOUT SUITABLE FOR A RANGE OF BUYERS.



















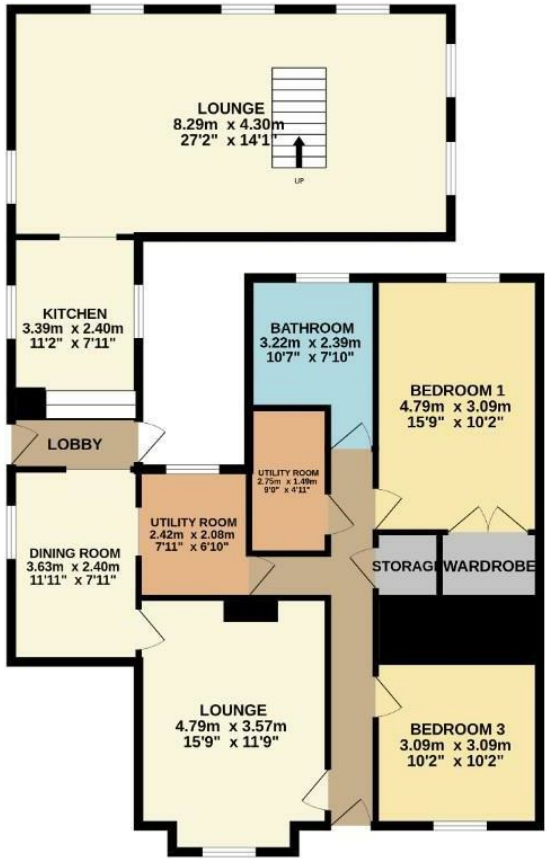


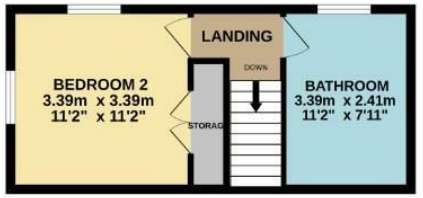


These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.

GROUND FLOOR
122.6 sq.m. (1320 sq.ft.) approx.

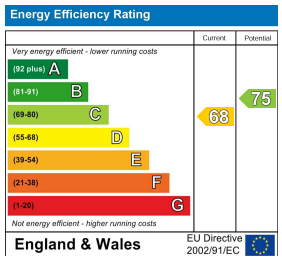
1ST FLOOR
25.6 sq.m. (276 sq.ft.) approx.





TOTAL FLOOR AREA : 148.2 sq.m. (1595 sq.ft.) 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. 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.
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