

oakheart



£400,000

Offers In Excess Of  
Woden Avenue, Stanway

Located in the sought-after area of Stanway, this superb four-bedroom semi-detached home combines modern comfort, stylish upgrades, and family-friendly living. Ideally positioned close to well-regarded schools, Stanway Retail Park, and major transport links including the A12, it offers convenience and connectivity for commuters and families alike.

Step inside and you're greeted by a welcoming entrance hall leading to a bright and spacious lounge, complete with a charming bay window and integrated sound system perfect for relaxing or entertaining. A modern ground-floor WC adds practicality, while the open-plan kitchen and dining area extends seamlessly into a conservatory, creating a fantastic social hub for family meals and gatherings.

The kitchen, newly fitted just two years ago, features a modular design with integrated appliances, Harvey's water softener and purifier, and durable LVT flooring.

Upstairs, the first floor hosts a generous principal bedroom with a private en-suite shower room, a second double bedroom, and a modern family bathroom. The top floor offers two additional bedrooms and an extra WC, providing excellent flexibility for guests, children, or a home office setup.

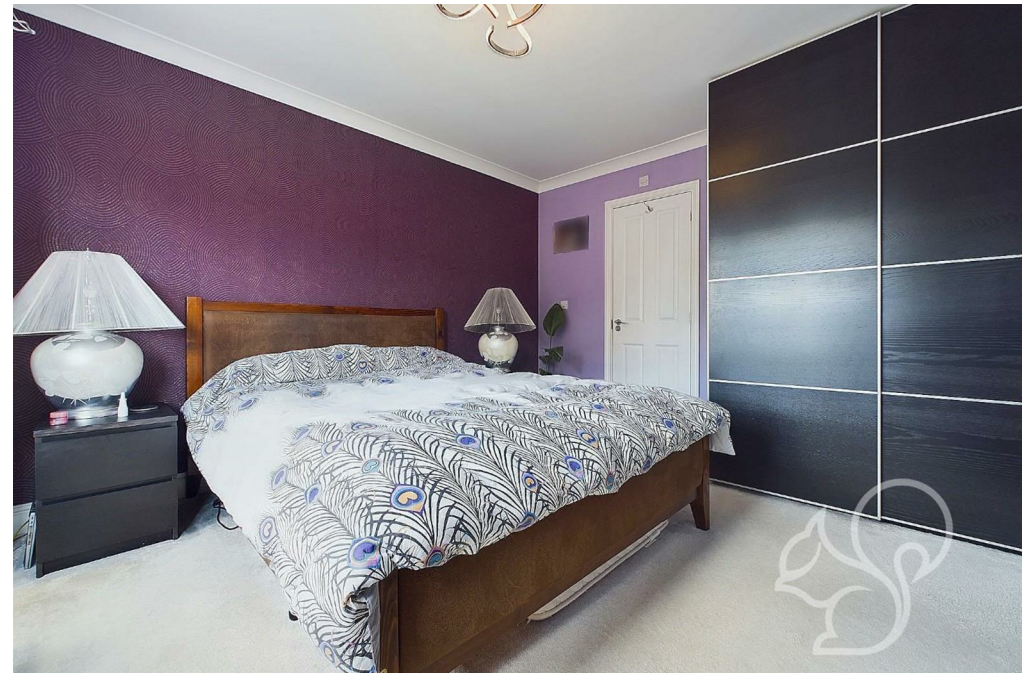
Externally, the property enjoys a recently landscaped, low-maintenance rear garden with Astroturf, offering a private outdoor retreat ideal for entertaining or family time. There is ample parking to the front and rear, along with a detached garage for secure parking or storage.

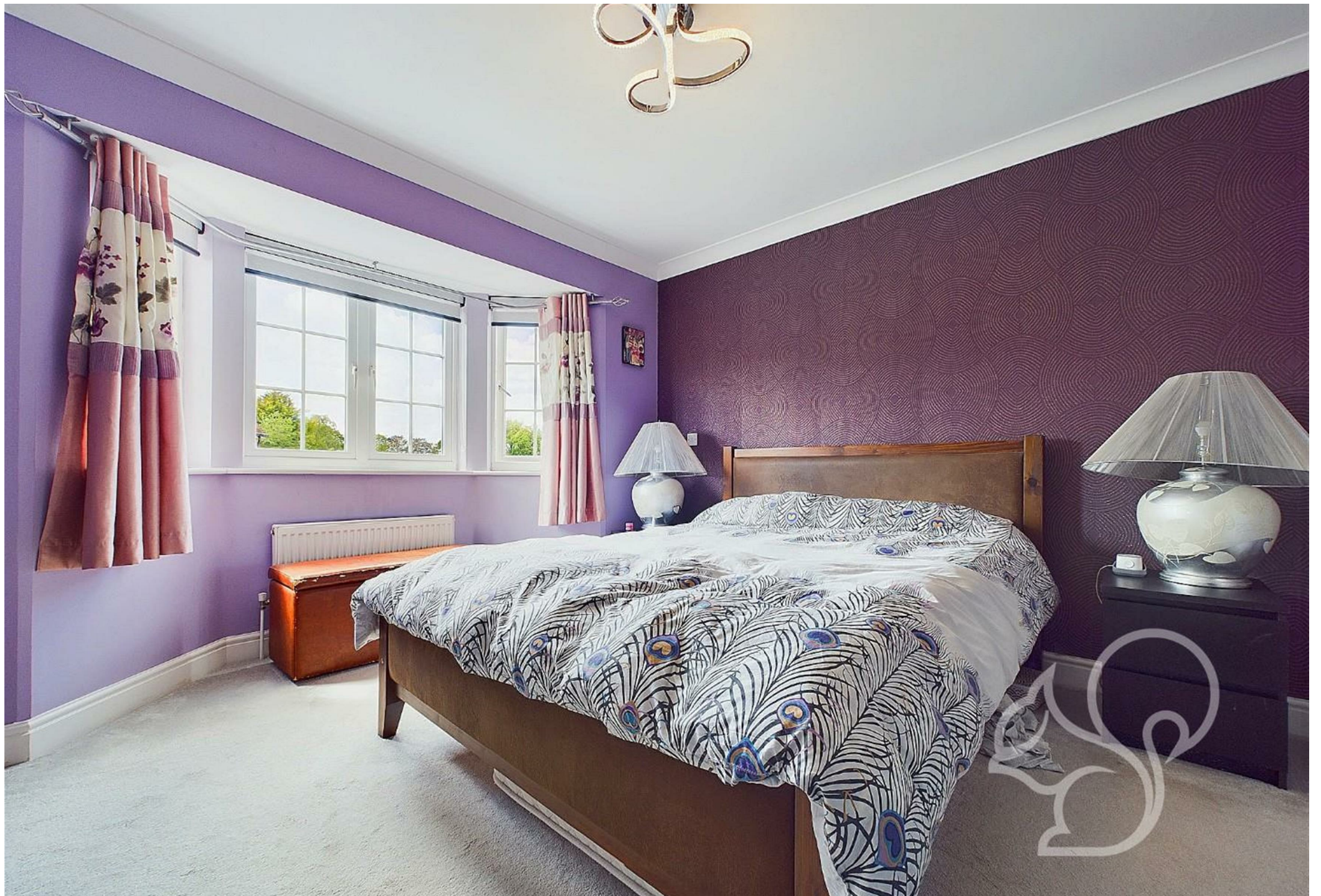


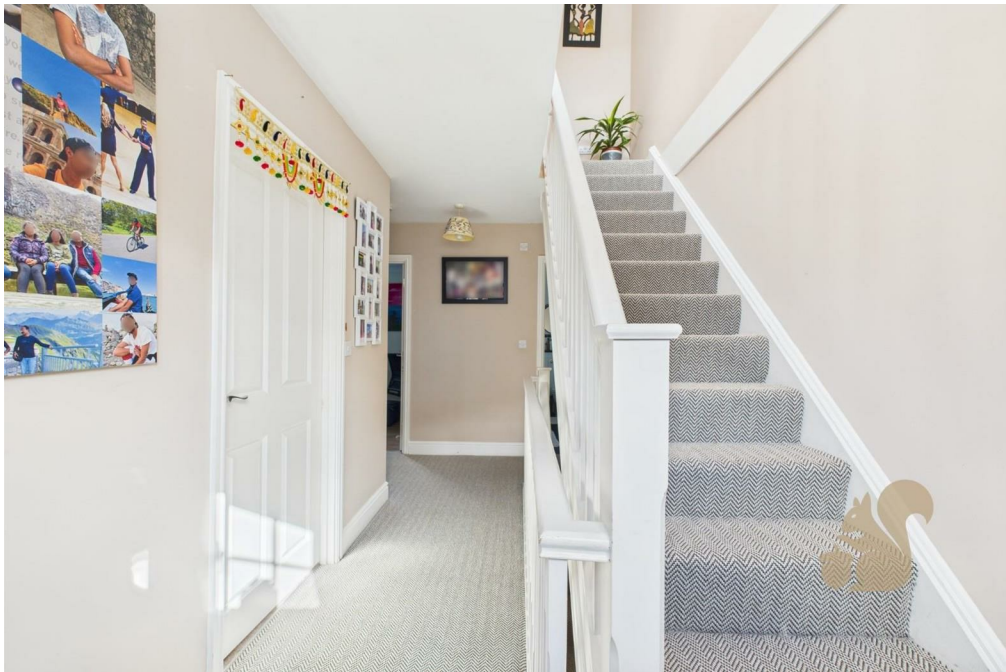
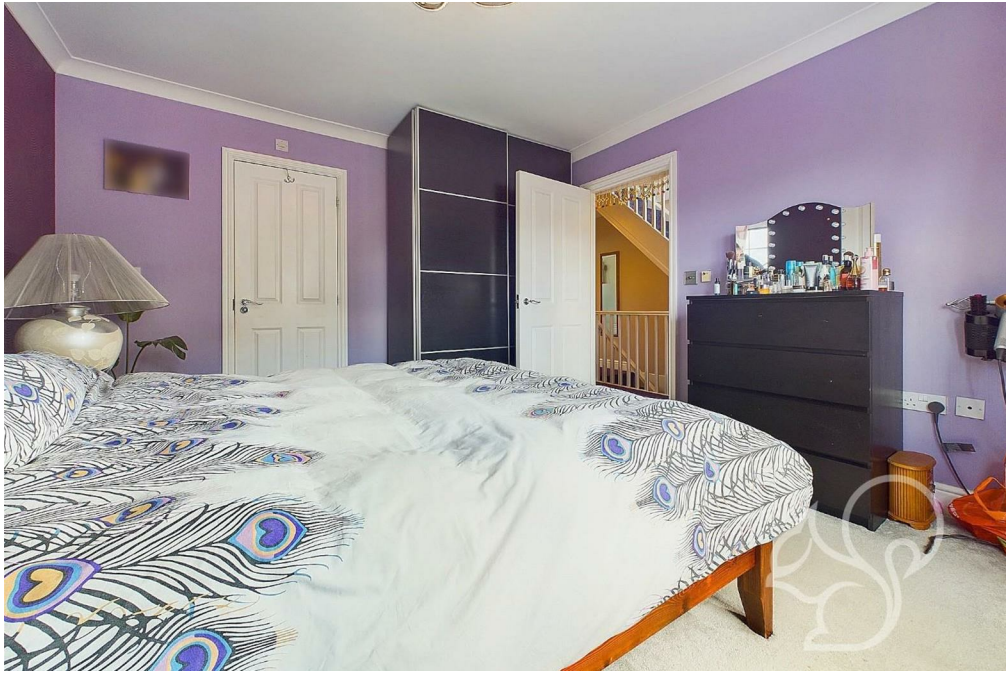








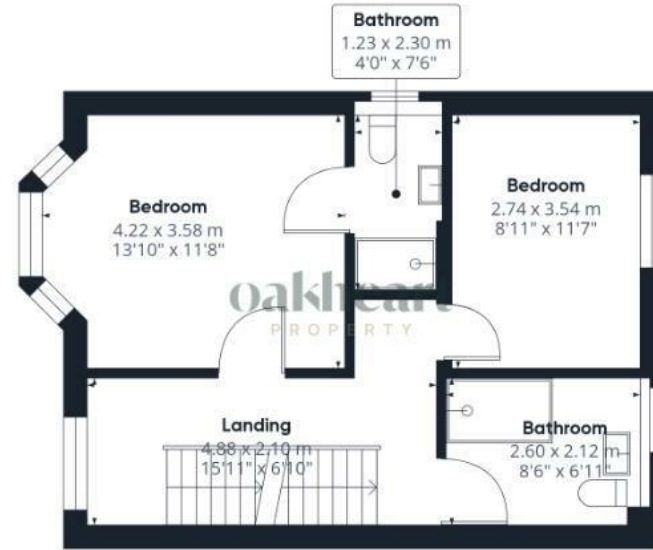




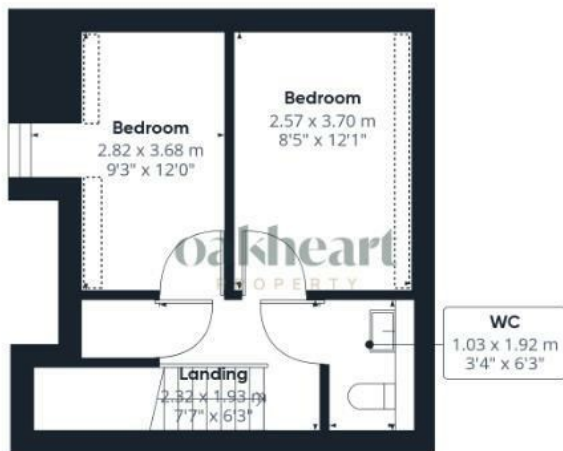




Ground Floor



Floor 1



Floor 2

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

119.96 m<sup>2</sup>  
1291.19 ft<sup>2</sup>

Reduced headroom

2.86 m<sup>2</sup>  
30.77 ft<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

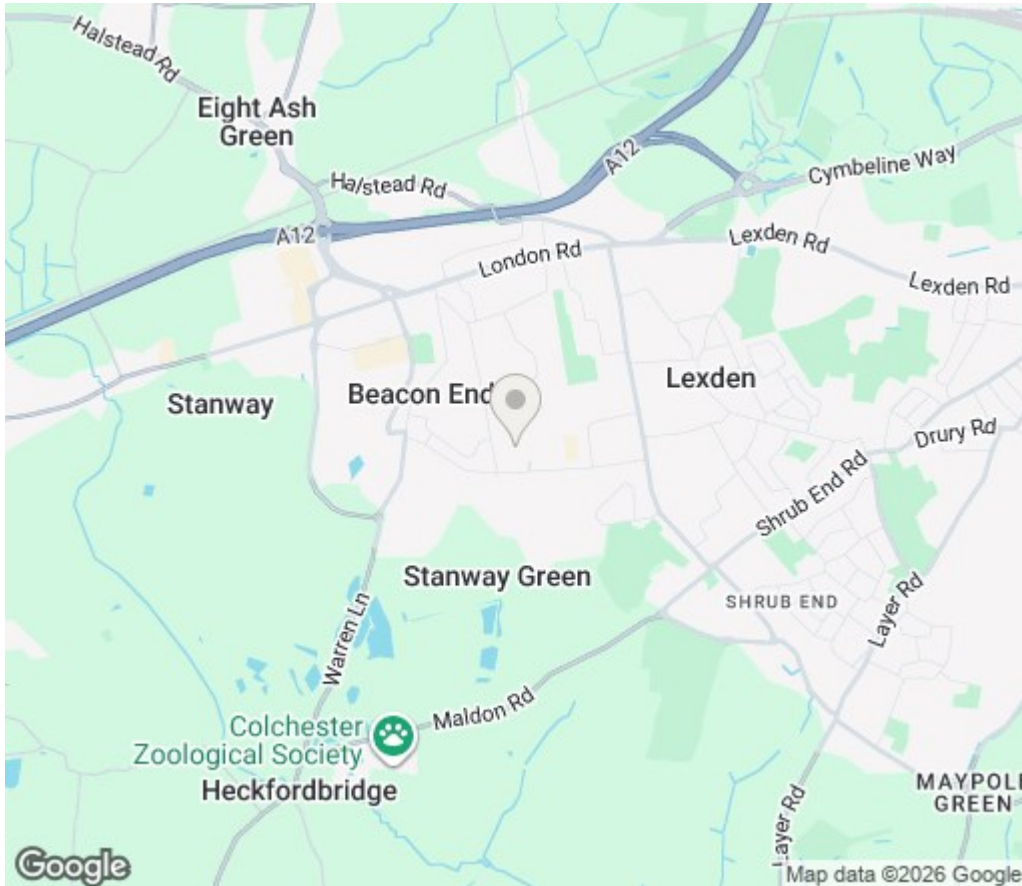
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360


Local Authority:  
Colchester

Tenure:  
Freehold

Council Tax Band:  
E



## Energy Efficiency Rating

|  | Current                    | Potential  |
|--|----------------------------|--|
| <i>Very energy efficient - lower running costs</i> |                            |  |
| (92 plus) <b>A</b>                                 |                            |  |
| (81-91) <b>B</b>                                   |                            | <b>86</b>  |
| (69-80) <b>C</b>                                   | <b>77</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<br>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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Oakheart Colchester

01206 803 308

[colchester@oakheart.co.uk](mailto:colchester@oakheart.co.uk)

2b Cotman Road, Colchester, Essex, CO3 4QJ