

The logo for 'oakheart' is displayed in a white, lowercase, serif font in the top right corner of the image. The background of the entire image is a photograph of a white, two-story house with a brown tiled roof and a brick chimney. The house has several windows, including a dormer window on the left side. The house is situated on a plot of land with a paved area in front and a grassy area to the right. The sky is blue with some white clouds. The overall scene is a real estate advertisement.

oakheart

£475,000

Offers In Excess Of
Oaklands Avenue, Colchester

Occupying a generous corner plot in a highly sought-after location to the west of Colchester, this individually built four-bedroom detached home presents a rare opportunity for buyers looking to modernise and create a superb long-term family residence. Constructed for the current owners in the early 1950s, the property has been lovingly maintained but would now benefit from updating throughout, while offering excellent potential to extend and remodel (subject to the necessary planning permissions).

The accommodation begins with a welcoming entrance hall, complete

with built-in storage and stairs rising to the first floor. To the left, the spacious kitchen enjoys dual-aspect windows and ample room for dining, with access to the covered lobby leading outside. To the right, the generous living room provides an abundance of natural light, whilst an additional reception room to the rear offers excellent versatility as a family room, home office, playroom or formal dining room.

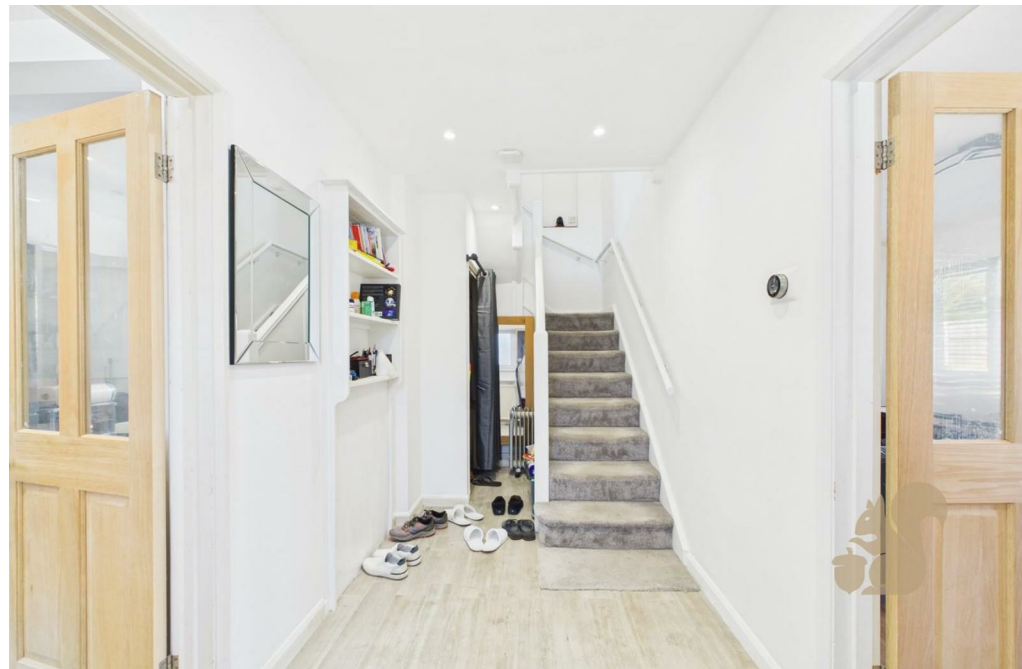
Upstairs, a split-level landing leads to four well-proportioned bedrooms, all offering excellent natural light, together with a family shower room.

The layout provides fantastic scope for reconfiguration to suit modern family living.

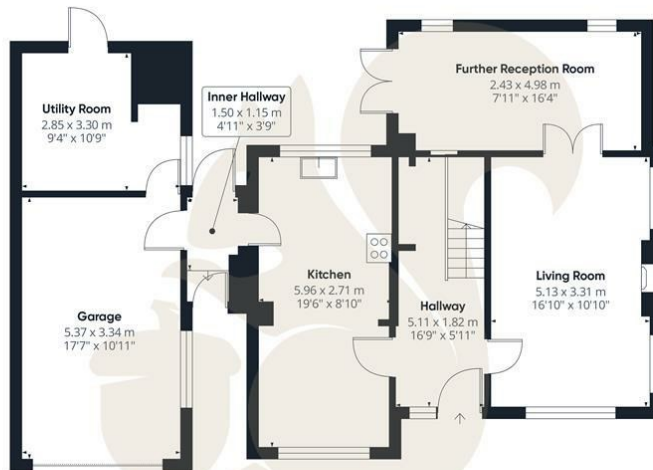
Externally, the property sits on an enviable wrap-around plot with mature gardens providing a high degree of privacy. The rear garden features a large patio area ideal for entertaining, with established lawns and planting extending to the side. A detached single garage, separate utility room and outside WC further enhance the practicality of the home, while the generous plot offers significant potential for extension or further development, subject to the necessary consents.



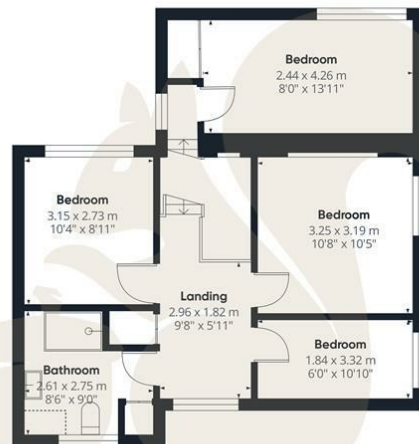








Ground Floor



Floor 1



oakheart

GLA[®]
140.51 m²
1512.49 ft²

Total
160.65 m²
1729.17 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom

Below 1.5 m/5 ft
Areas with headroom below 1.52 m/5 ft are excluded

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Tenure:

Freehold

Council Tax Band:

Energy Efficiency Rating

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

Oakheart Colchester
01206 803 308
colchester@oakheart.co.uk
2b Cotman Road, Colchester, Essex, CO3 4QJ

oakheart