

oakheart

£375,000

Woden Avenue, Stanway

Guide Price: £375,000 - £400,000

Situated on the ever-popular Woden Avenue in Stanway, this spacious and well-presented four-bedroom, two-bathroom town house offers generous living space arranged over three floors, ideal for modern family living. The property further benefits from four WC's, an open-plan kitchen, dining and living area, and a garage with driveway parking.

The location is perfect for families, with highly regarded primary and secondary schools close by, along with excellent access to Stane Retail Park, the A12, and Marks Tey Train Station, which provides direct rail links into London Liverpool Street.







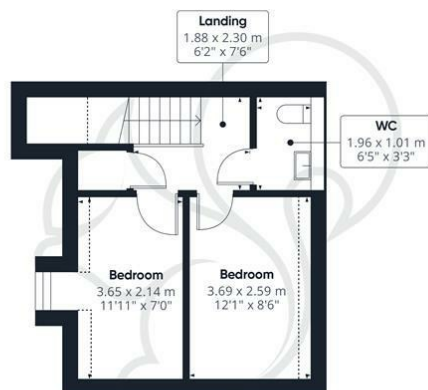




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

oakheart

Approximate total area⁽¹⁾128.1 m²1379 ft²

Reduced headroom

2.7 m²29 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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:

E

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>	76	86
England & Wales EU Directive 2002/91/EC 		

(92 plus) **A**

(81-91) **B**

(69-80) C

(55-68) **D**

(39-54) **E**

(21-38) F

(1-20) **G**

Not energy efficient - higher running costs

Current

Potential

86

76

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