

oakheart



£350,000

Guide Price

Christopher Garnett Chase, Stanway



GUIDE PRICE: £350,000 - £375,000.

Situated on a private road with no through traffic, along Christopher Garnett Chase in the highly sought-after Stanway area of Colchester, this spacious and well-presented four-bedroom link-detached family home offers over 1,110 sq ft of versatile accommodation, two bathrooms and covered parking for multiple vehicles.

The property is ideally positioned for family life, with a range of well-regarded primary and secondary schools nearby, alongside Stane Retail Park. Excellent transport connections are also within easy reach, including the A12 and Marks Tey mainline railway station, providing direct services into London Liverpool Street.

The ground floor begins with a welcoming entrance hall featuring useful downstairs storage and a downstairs WC. To the front is a modern kitchen and dining area, well equipped with an extensive range of cupboard and worktop space together with integrated appliances. Continuing through the hallway is a generous living room, offering plenty of space for the family and patio doors opening directly onto the rear garden.

Upstairs, the accommodation has been cleverly reconfigured from its original three-bedroom layout to create four well-proportioned bedrooms. The principal bedroom benefits from a large built-in wardrobe and its own en-suite shower room, while there are two further double bedrooms and a good-sized single bedroom, ideal as a child's room, home office or nursery. A modern family bathroom completes the first floor.

Outside, the property enjoys a good-sized enclosed rear garden, featuring a large extended patio providing an excellent space for outdoor dining and entertaining, alongside a generous lawn. To the rear is a useful studio/outbuilding, offering further flexibility for those working from home, hobbies or additional storage.

A side gate leads through to the covered parking area, which provides off-road parking for multiple vehicles and completes this excellent family home.











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Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
D

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		94
(81-91) B	83	
(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

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