

oakheart

£325,000

Guide Price

Friday Wood Green, Colchester

Guide Price £325,000 to £350,000

Set within the highly desirable Friday Wood Green area of Colchester, this attractive three bedroom home enjoys a superb position backing onto open green space, with immediate access to the beautiful and ever popular Friday Woods, perfect for walking, cycling and family days out.

Well presented throughout, the property offers spacious and versatile accommodation arranged over two floors, making it an ideal purchase for families, first time buyers or investors. The ground floor welcomes you with an entrance hall and a convenient cloakroom, leading through to a generous living room, ideal for both relaxing and entertaining. The well proportioned kitchen offers ample worktop and storage space, while to the rear, a bright and

airy sunroom provides valuable additional living space, overlooking and opening onto the garden, perfect for dining, a playroom or a home office. Upstairs, the property continues to impress with three well balanced bedrooms, including two comfortable doubles and a good sized single, all complemented by a modern family bathroom.

Externally, the rear garden has been designed for low maintenance, creating a private and practical space to enjoy all year round. The property also benefits from a garage, providing secure parking or excellent additional storage. Friday Wood Green remains one of South Colchester's most sought after locations, offering a perfect balance of green open space and everyday convenience. The property is ideally positioned for local amenities, well

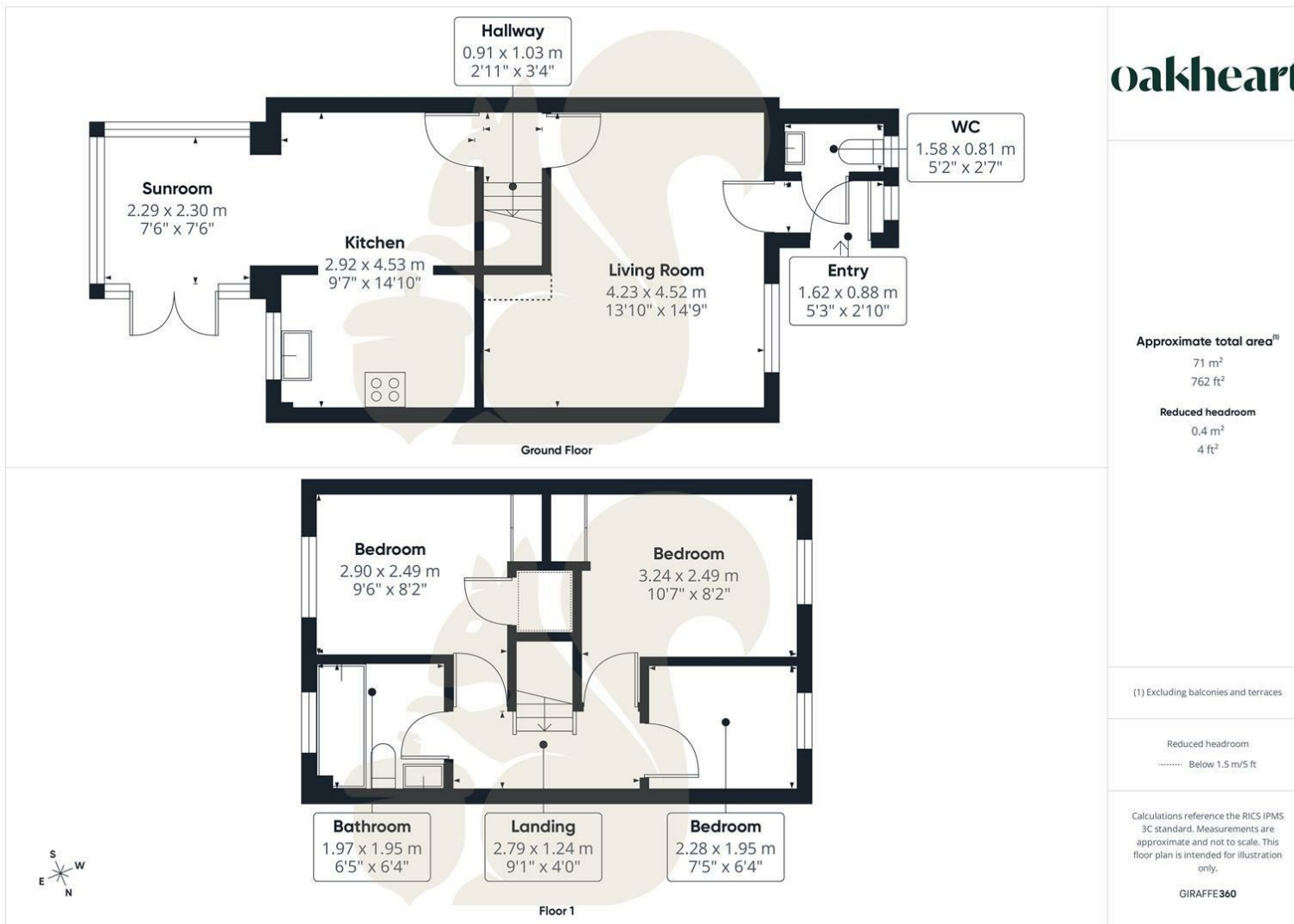
regarded schools, retail parks and leisure facilities, along with excellent transport links including the A12 and mainline stations at Colchester Town and Colchester North, both providing direct services into London Liverpool Street. A fantastic opportunity to secure a home in a prime location with nature right on your doorstep.











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Local Authority:

Colchester

Tenure:

Freehold

Council Tax Band:

C

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	75
(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 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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