

oakheart



£450,000

Guide Price

St. Albans Road, Colchester

Guide Price: £450,000 - £475,000.

This spacious and well-appointed four-bedroom family home, ideally positioned on the ever-popular St. Albans Road in the highly sought-after St Mary's district of Colchester. Perfectly located within easy reach of the city centre, Crouch Street's independent shops and eateries, and Colchester North Station, this property offers generous living space and superb convenience for modern family life.

Upon entering, you are welcomed by a central hallway with cloakroom/WC and stairs rising to the first floor. To the front of the property, the

well-proportioned lounge provides an inviting retreat, filled with natural light and offering ample space for relaxing or entertaining.

The heart of the home lies to the rear, where a substantial kitchen/dining/living area spans the width of the property. Measuring an impressive 16'4" x 14'0", this open-plan space has been thoughtfully designed for contemporary living, with clearly defined areas for cooking, dining and socialising. Patio doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor spaces—ideal for family gatherings and summer entertaining. The adjoining garage provides excellent storage or potential for further conversion, subject to the necessary consents.

To the first floor, the property offers four bedrooms, including two generous doubles and two comfortable single rooms—perfect for children, guests or a home office. A modern family bathroom serves the accommodation, with a well-planned layout that maximises both space and practicality.

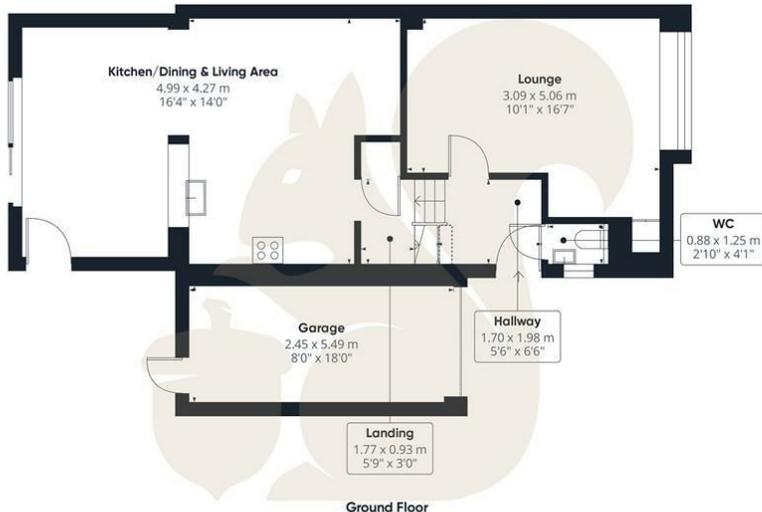
Externally, the home benefits from off-road parking and an integral garage. The rear garden provides a private outdoor setting with patio and lawn areas, offering a safe and enjoyable space for children and pets.



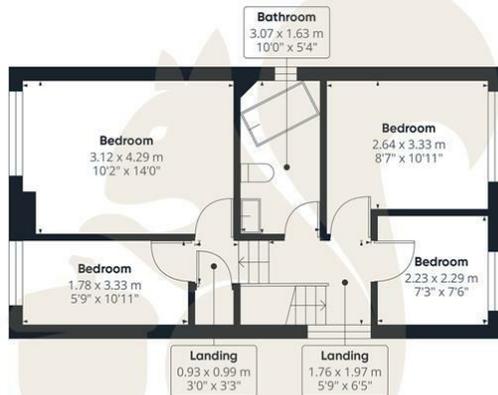








Ground Floor



Floor 1



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Approximate total area⁽¹⁾

117.9 m²
1269 ft²

Reduced headroom

0.2 m²
2 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	71	77
(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.

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