

oakheart

£325,000

Guide Price

The Walk, Eight Ash Green



GUIDE PRICE: £325,000 - £350,000.

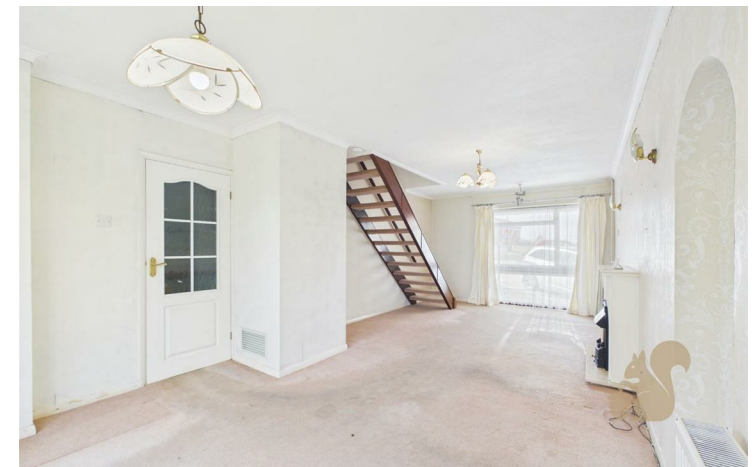
Occupying a substantial corner plot and offered to the market with no onward chain, this extended four-bedroom end-of-terrace residence is located within the highly desirable village of Eight Ash Green. Positioned to the west of Colchester, the home enjoys excellent access to a variety of local amenities, including the popular Tollgate area and the recently developed Stane Retail Park, as well as reputable schools and superb transport connections via the A12 and Marks Tey Station, providing

direct services to London Liverpool Street.

The accommodation is well laid out, beginning with an inviting entrance porch that leads through to the main hallway. The ground floor offers versatile living space, including a double bedroom, a modern shower room, and a generous lounge featuring sliding doors that open directly onto the rear garden—perfect for both relaxing and entertaining. The kitchen is well-sized and provides additional access to the garden.

Upstairs, the property continues to impress with three well-proportioned bedrooms and a family bathroom, ideal for growing families or those needing flexible space.

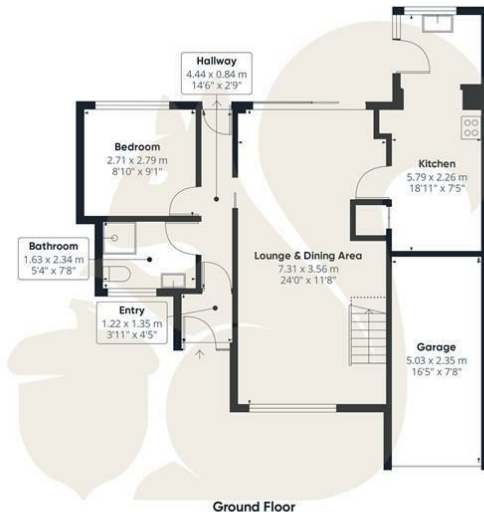
Externally, the property benefits from a sizeable rear garden, predominantly laid to lawn with a patio seating area. To the front, a driveway provides off-road parking and leads to a garage with an up-and-over door. The home is further enhanced by oil-fired central heating.











Ground Floor



Floor 1



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GLA[®]
 106.89 m²
 1150.53 ft²

Total
 118.9 m²
 1279.86 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:
Colchester

Tenure:
Freehold

Council Tax Band:
C

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.

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