

**oakheart**



£400,000

Guide Price

St. Andrews Avenue, Colchester

Guide Price: £400,000 - £425,000.

Situated on the popular St Andrews Avenue, this spacious and well-presented five-bedroom, two-bathroom semi-detached family home has been thoughtfully extended over the years, including a double-storey extension, now offering just under 1,600 sq ft of versatile internal accommodation.

The property is offered with a complete chain and benefits from a large private front driveway providing ample off-road parking for up to five vehicles, along with a garage and workshop, and a generous enclosed rear garden enjoying far-reaching views over Colchester.

Perfectly positioned close to high-performing primary and secondary schools, local amenities and transport links, this

substantial family home combines space, functionality and location, making it an outstanding opportunity in a highly regarded residential area.











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Local Authority:  
Colchester

Tenure:  
Freehold

Council Tax Band:  
D

Approximate total area<sup>(1)</sup>

147.5 m<sup>2</sup>  
1589 ft<sup>2</sup>

Reduced headroom  
0.4 m<sup>2</sup>  
5 ft<sup>2</sup>

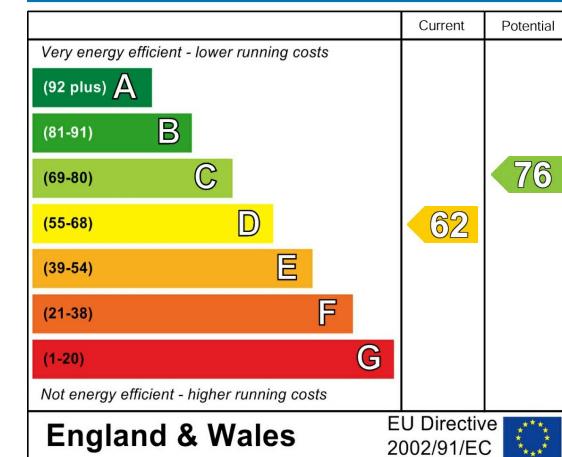
(1) Excluding balconies and terraces.

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

### Energy Efficiency Rating



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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