

oakheart

£450,000

Guide Price

Echelon Walk, Colchester



Guide Price: £450,000 - £500,000.

Situated in the popular north Colchester district and built in 2021, this beautifully presented four-bedroom, three-bathroom townhouse offers modern family living across three generous floors. Positioned on the well-regarded Echelon Walk, the home enjoys a peaceful setting within the Kingswood Heath development, while remaining perfectly placed for excellent local amenities, schooling, and transport links. With a private driveway and carport to the rear, this is a superb opportunity for buyers seeking convenience, contemporary style, and plenty of space.

The ground floor welcomes you with a bright entrance hall leading into a stylish kitchen and dining area, finished with sleek units and plenty of worktop space for everyday

cooking and hosting. A spacious lounge sits to the rear, offering an inviting spot to relax, complete with double doors opening to the garden. A handy ground floor WC completes this level.

The first floor provides two well-proportioned bedrooms, including a generous double overlooking the garden, along with a modern family bathroom and an additional living room that offers great flexibility as a playroom, home office, or guest lounge.

The top floor is home to two further double bedrooms, both benefitting from their own bathrooms. The principal bedroom enjoys an en-suite shower room, while the second bedroom on this floor is served by a separate contemporary bathroom, making this level ideal for family privacy or visiting guests.

Outside, the rear garden offers an easy-maintenance space perfect for relaxing or dining outdoors, and a rear access gate leads directly to the private driveway and carport, providing sheltered parking and additional storage options.

Echelon Walk is conveniently placed for access to Ofsted-rated schools, the Northern Gateway leisure complex, Colchester General Hospital, and a wide range of shops and supermarkets. The A12, A120, and Colchester North Station are all within easy reach.











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Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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