

oakheart

£450,000

Offers In Excess Of
Thompson Avenue, Colchester



Situated on Thompson Avenue within the highly desirable Poets Corner area of Colchester, this spacious and extended four bedroom detached family home offers generous living accommodation, a good sized rear garden, garage and ample off road parking.

The property is ideally positioned for families, with convenient access to a selection of well regarded primary and secondary schools, Colchester City Centre and Colchester North Station, providing direct rail services into London Liverpool Street.

The ground floor begins with an extended entrance hall and porch, with access

to a downstairs WC. The spacious living room provides an excellent main reception space and continues through to an extended dining room at the rear, creating a generous area for both everyday family life and entertaining.

To the side is a well equipped galley style kitchen offering plenty of worktop and cupboard space, with a patio door opening directly onto the rear garden. An additional hallway sits off the kitchen and houses the staircase leading to the first floor.

Upstairs, the landing provides access to three well proportioned double bedrooms and a further single bedroom, making the home ideal for a growing

family or those requiring additional office space. The family bathroom comprises a bath, separate shower cubicle, WC and wash basin.

Outside, the property benefits from a good sized enclosed rear garden, beginning with a patio area before opening onto a generous lawn, with a further raised patio positioned towards the rear of the garden. To the side of the house is a useful outside storage area, while a separate door from the garden provides access into the garage, which benefits from power.

To the front, a generous driveway provides ample off road parking for multiple vehicles, alongside access to the garage via an up and over door.











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GLA⁽¹⁾
136.59 m²
1470.2 ft²

Total
160.39 m²
1726.38 ft²

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160.39 m²
1726.38 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24
cm/6 in

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:
D

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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