

oakheart



£300,000

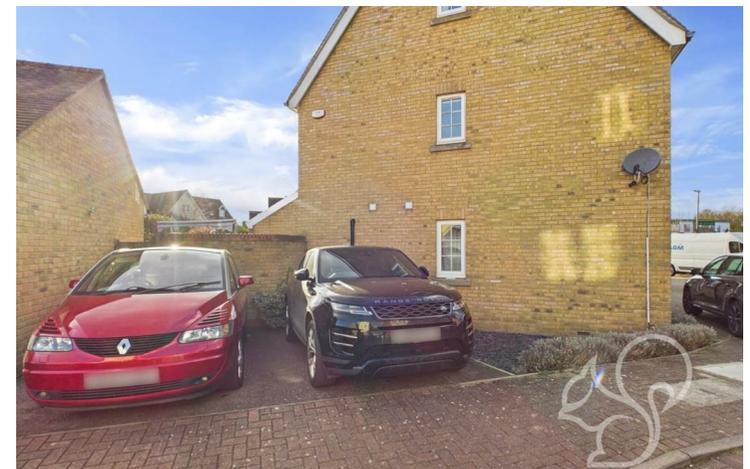
Guide Price

Woden Avenue, Stanway

Guide Price: £300,000 - £325,000.

This well presented three-story, three-bedroom townhouse is nestled in the highly sought-after area of Stanway, offering an exceptional balance of convenience and comfort. Ideally situated just a short walk from an array of local amenities, including shops, cafes, and restaurants, the property also benefits from close

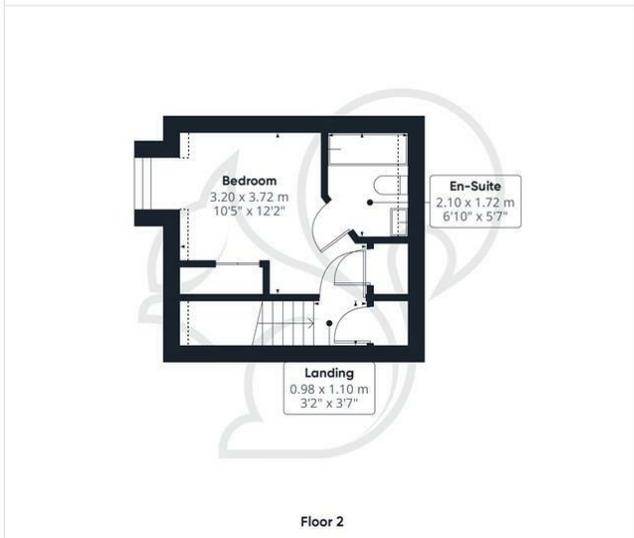
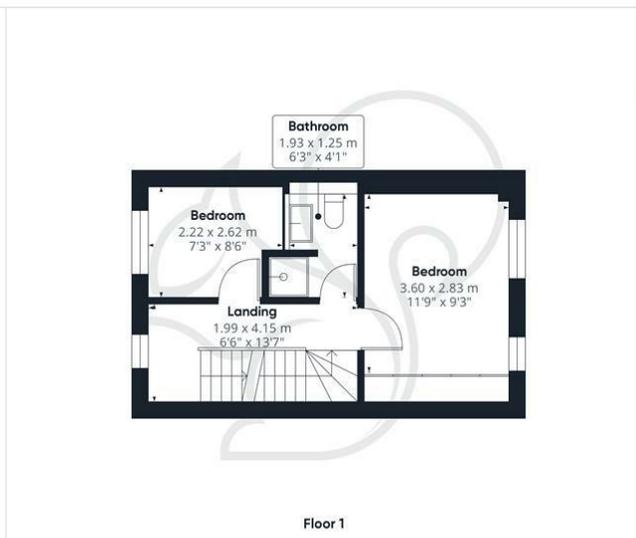
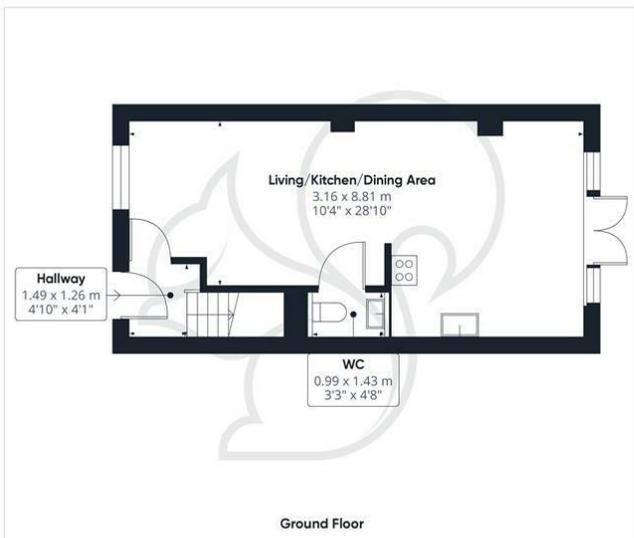
proximity to some of the area's top-rated primary and secondary schools, making it an excellent choice for families. Woden Avenue enjoys superb connectivity, with the A12 just a five-minute drive away, ensuring easy access to major routes. Additionally, Marks Tey Train Station, located less than five miles from the property, provides direct links to London Liverpool Street, making it a prime spot for commuters.











oakheart

Approximate total area^m
78.8 m²
848.2 ft²

Reduced headroom
0.65 m²
6.97 ft²

(1) Excluding balconies and terraces.

Reduced headroom
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

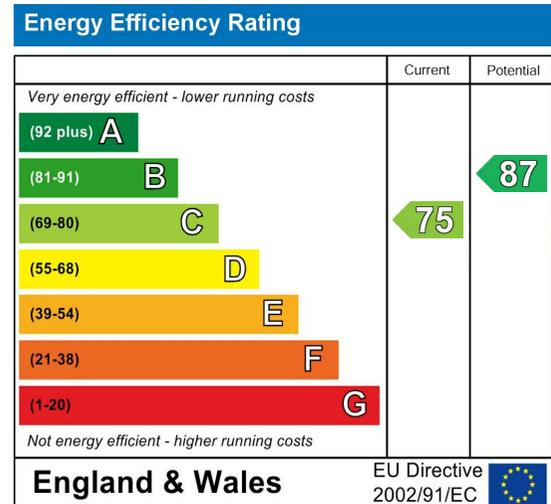
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
C



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.

Oakheart Colchester
01206 803 308
colchester@oakheart.co.uk
2b Cotman Road, Colchester, Essex, CO3 4QJ

oakheart