

oakheart

£600,000

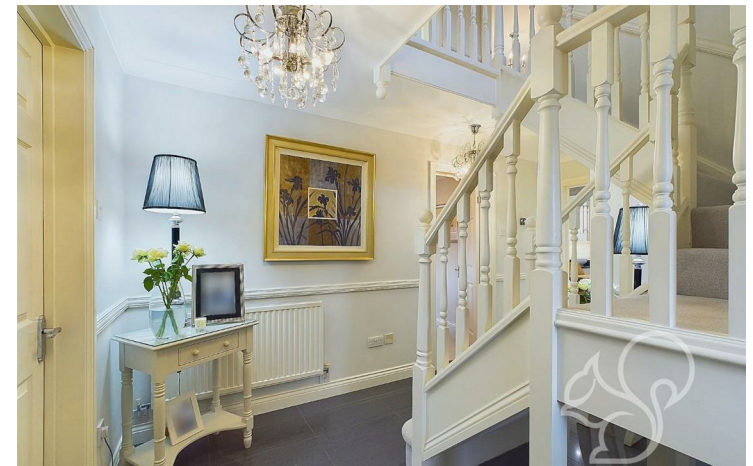
Guide Price  
Foundry Lane, Copford





Nestled on the highly sought-after Foundry Lane, Copford, this well-presented four-bedroom, two-bathroom detached family home offers an exceptional blend of space, comfort, and modern convenience. Benefitting from a double garage, ample driveway parking, and a generous enclosed garden, this home is ideal for families seeking both tranquility and accessibility.

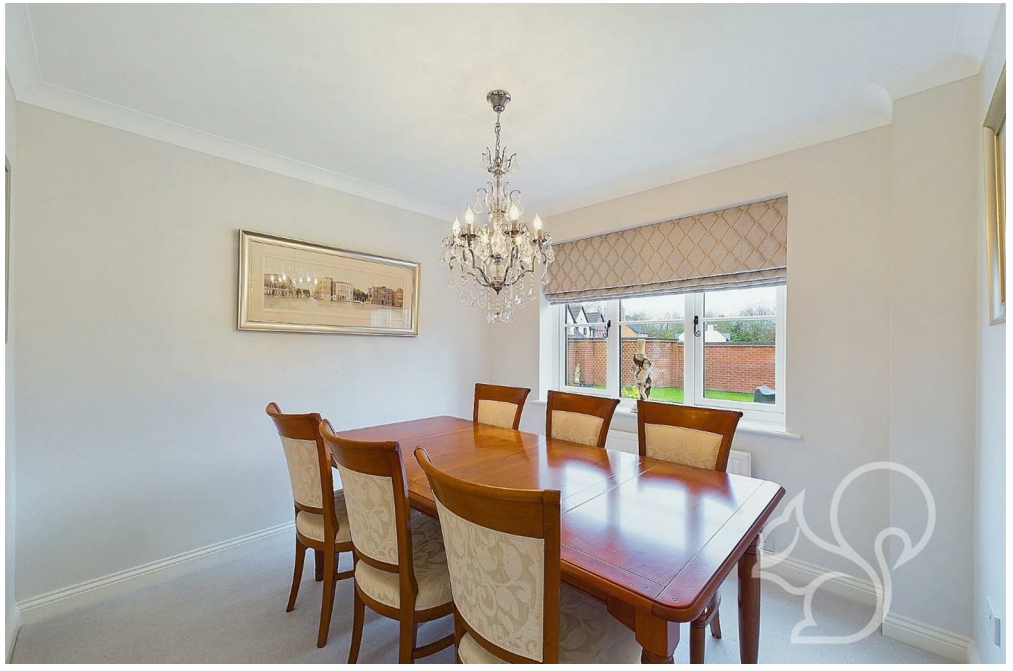
This desirable location provides excellent access to high-performing schools including Copford Church of England Primary School rated 'Good' by Ofsted, the popular Stane Retail Park, major road links via the A12, and Marks Tey Train Station, which offers direct services to London Liverpool Street in less than an hour —making it perfect for commuters and families alike.



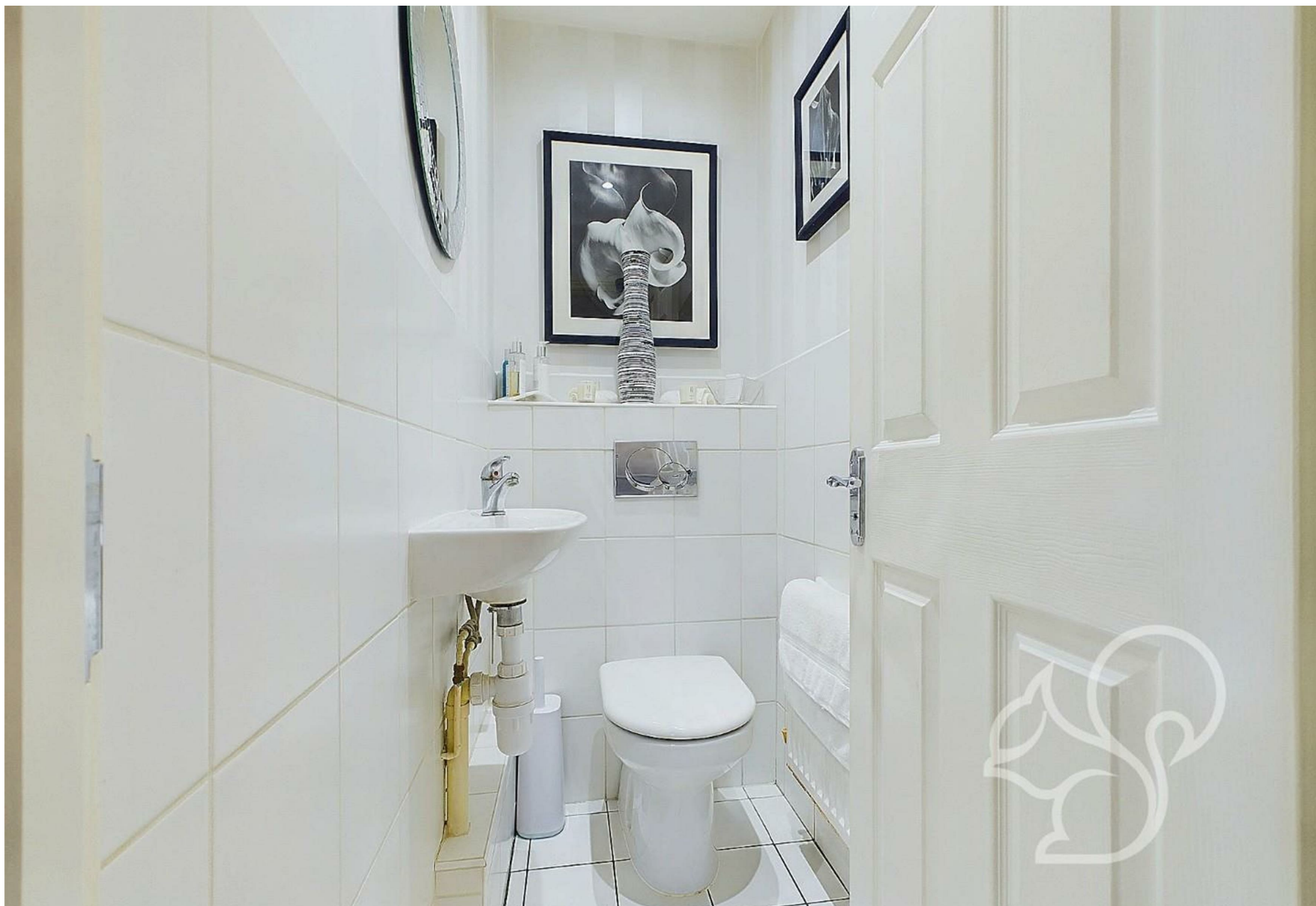


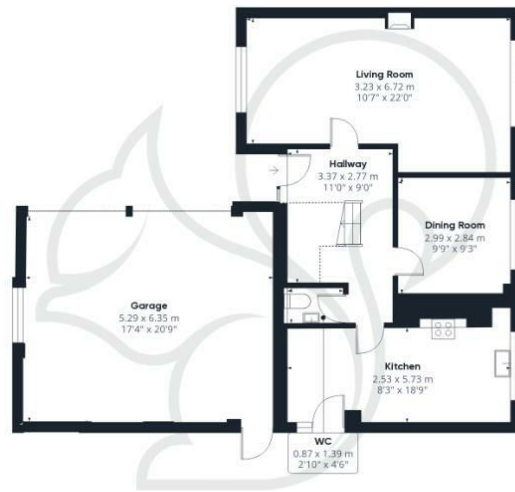












Ground Floor



Floor 1

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Approximate total area<sup>®</sup>

145.38 m<sup>2</sup>  
1564.85 ft<sup>2</sup>

Reduced headroom

2.49 m<sup>2</sup>  
26.78 ft<sup>2</sup>

(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:**  
E

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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