

oakheart

£375,000

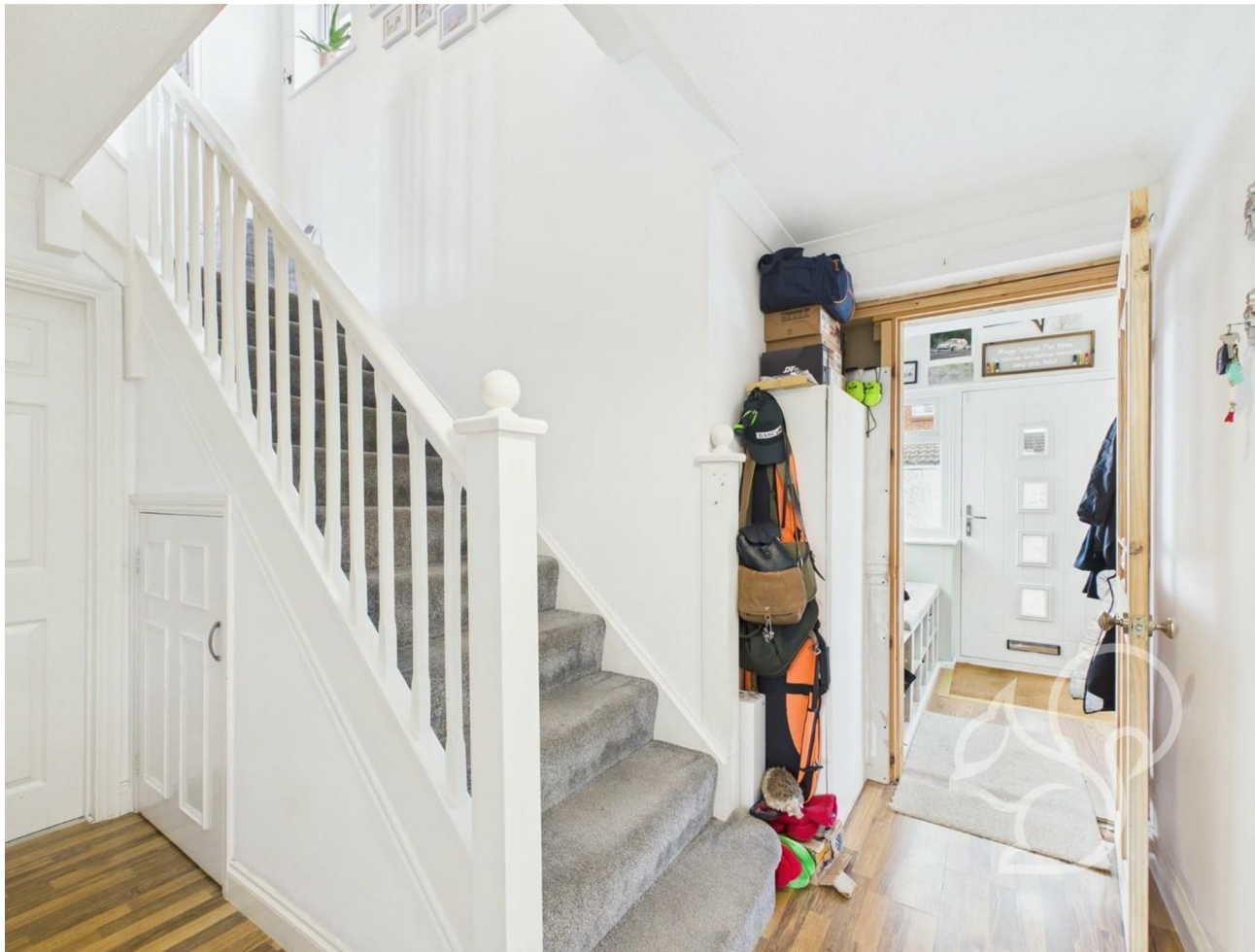
Guide Price

Cornflower Close, Stanway

Guide price of £375,000 - £400,000

Nestled on the sought-after Cornflower Close in Stanway, this spacious three-bedroom detached home offers the perfect blend of comfort, convenience, and modern living. Ideally located within close proximity to high-performing schools, Stane Retail Park, the A12, and Marks Tey Train

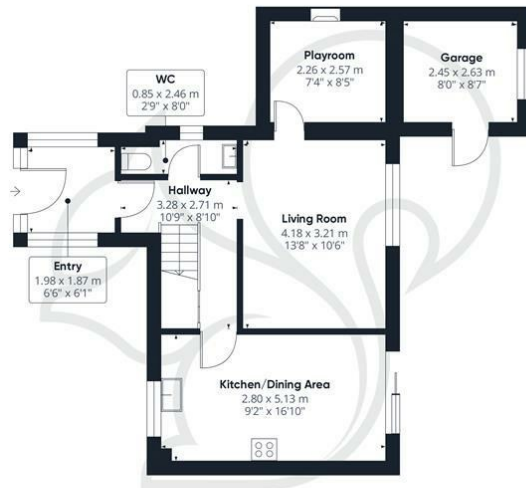
Station—providing direct links to London Liverpool Street—this property is ideal for families and commuters alike.











Ground Floor



Floor 1

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Approximate total area²⁰
89.21 m²
960.25 ft²

(1) Excluding balconies and terraces

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:
D

Energy Efficiency Rating

	Current	Potential	
<i>Very energy efficient - lower running costs</i>			
(92 plus) A		87	
(81-91) B			
(69-80) C			
(55-68) D	63		
(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.

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

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