

oakheart

£400,000

Guide Price

Toga Close, Colchester



Guide Price: £400,000 - £425,000

Tucked away within a quiet and highly sought-after cul-de-sac, this well-presented three-bedroom detached home offers spacious, modern living and is ideally suited to families or those seeking a comfortable home in a desirable Colchester location. Toga Close enjoys close proximity to local shops, well-regarded schools, parks and excellent links into Colchester town centre, making it perfect for convenient everyday living.

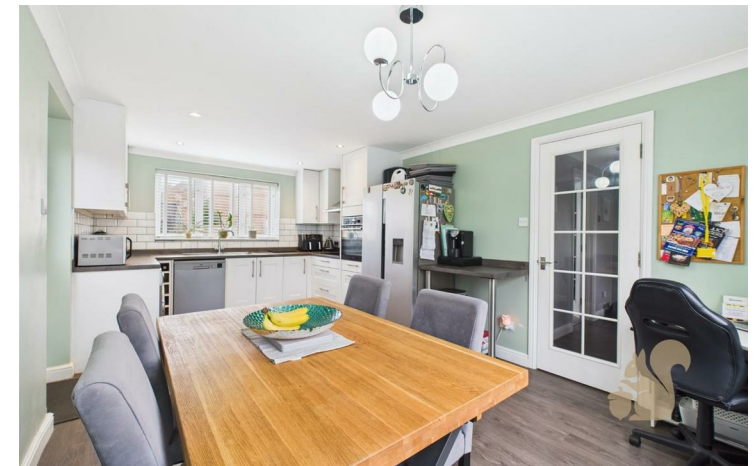
Upon entering the property, you are welcomed by a bright and inviting hallway that leads through the heart of the home. To the front is a stylish kitchen/diner, ideal for family meals and entertaining. To the rear, the generous living room flows seamlessly into a charming sun room, creating a fantastic additional reception space that overlooks and opens onto the garden — perfect for relaxing year-round. The ground floor is further enhanced by ample storage and a convenient WC.

Upstairs, the home offers three well-proportioned bedrooms, all

benefiting from built-in wardrobes. The principal bedroom enjoys the added luxury of a modern en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom.

Externally, the property boasts a well-sized rear garden, ideal for outdoor dining, entertaining and family activities. To the front, a private driveway and garage provide excellent off-road parking and storage.

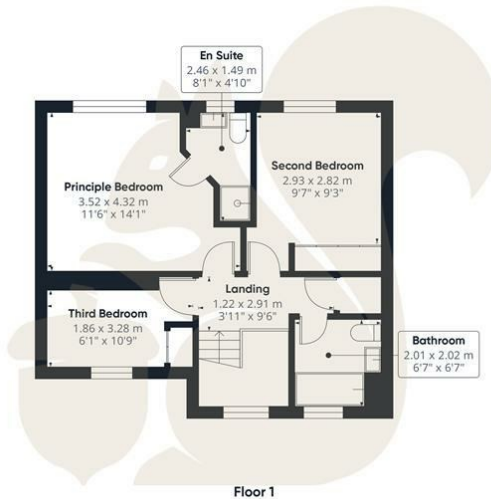
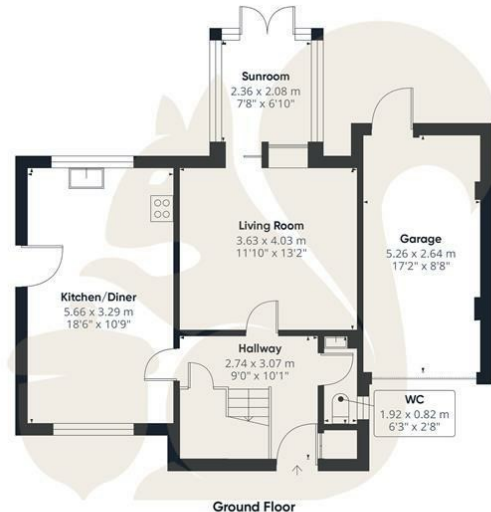
A fantastic opportunity to secure a detached family home in a quiet, well-connected location.











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Approximate total area⁰¹
103.1 m²
1110 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C 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:
E

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	67	
(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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