

oakheart



£700,000

Guide Price

Queensberry Avenue, Copford

GUIDE PRICE: £700,000 - £750,000.

Situated within a peaceful cul-de-sac off Queensberry Avenue in the highly sought-after village of Copford, this beautifully presented and thoughtfully extended five-bedroom, three bathroom detached residence offers generous, well-balanced accommodation finished to an excellent standard throughout. The property is ideally

located for access to highly regarded local schooling, Stane Retail Park, the A12, and Marks Tey railway station, providing direct links to London Liverpool Street.



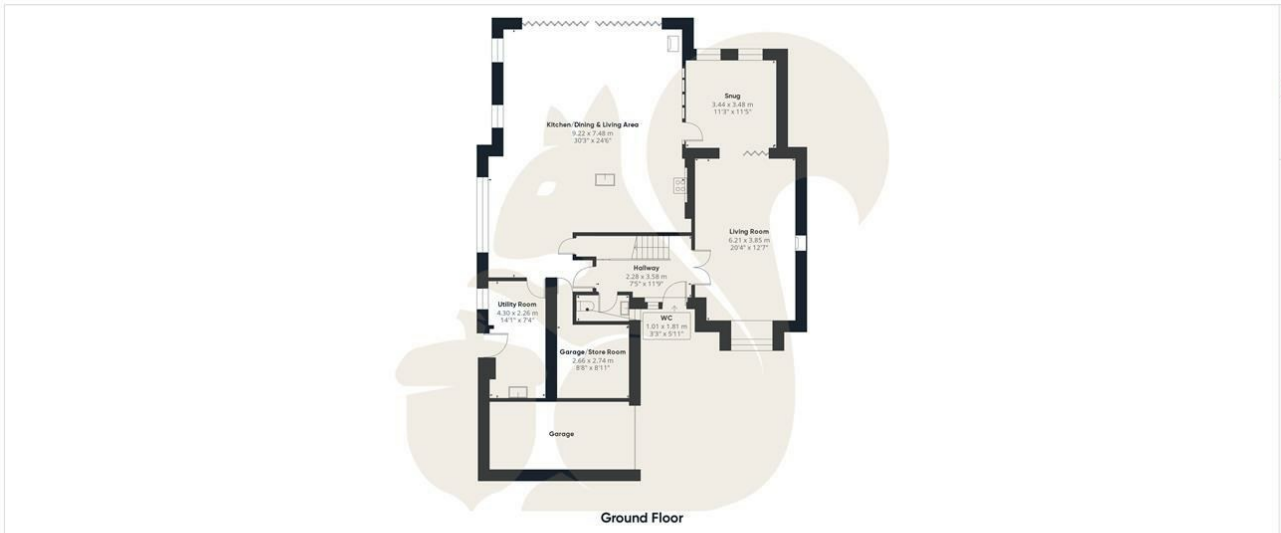


Ma
Hen
Georgia
Vegan
Ellie
Fred
The Cat

ONAMS
WOLFO







Ground Floor



Floor 1



oakheart

GLATM
 244.75 m²
 2634.46 ft²

Total
 244.75 m²
 2634.46 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:
 F

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.