



## 4 bedroom Detached House located in Stanway.

Guide Price  
£500,000 - £550,000

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40 Wheatfield  
Road  
Stanway  
Colchester  
CO3 0YJ



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## FULL DESCRIPTION

### THE LOCATION

Wheatfield Road is located towards the West side of Colchester, positioned within easy access to Tollgate retail park which offers an array of shopping facilities as well as Sainsburys and a variety of restaurants and cafes.

The west side of Colchester is home to renowned preparatory and state schooling, including Holmwood House, St Mary's School for Girls and The Royal Grammar School which are regarded as some of the finest schools in the county.

The property sits close to Hilly Fields Nature Reserve which is a wonderful 80-acre green with a variety of scenic walks, nature trails and various events are held here throughout the year.

The A12 is within easy access and offers access to London/ Chelmsford and Ipswich. Colchester mainline railway station and Marks Tey are a short drive away and offer direct links to London Liverpool Street.

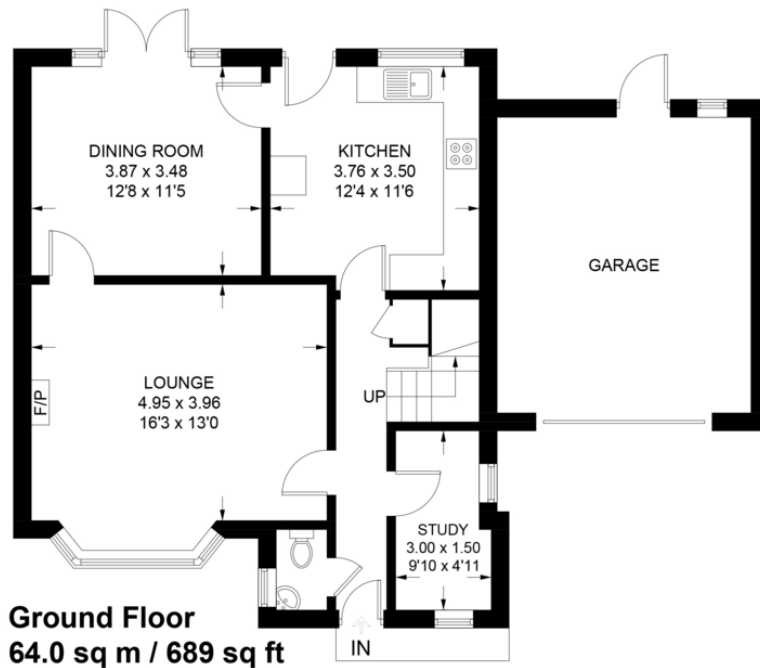




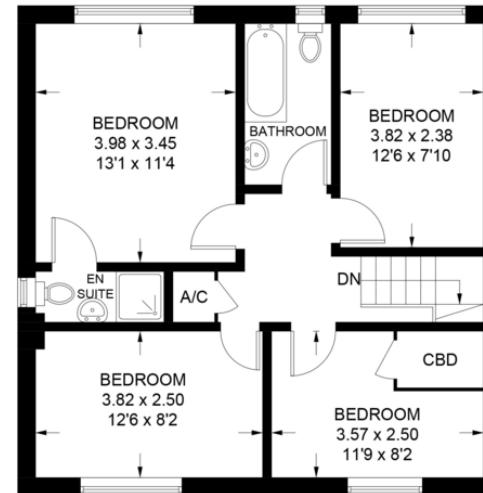
## FLOORPLAN

### Wheatfield Road

Approximate Gross Internal Area = 121.0 sq m / 1302 sq ft  
(Excluding Garage)



**Ground Floor**  
64.0 sq m / 689 sq ft



**First Floor**  
57.0 sq m / 613 sq ft

Illustration for identification purposes only,  
measurements are approximate, not to scale.

## DIRECTIONS

### CONTACT

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