



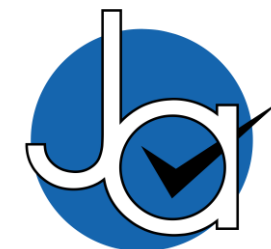
4 bedroom Semi-Detached House located in The Willows.

Guide Price
£325,000 - £350,000



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Holm Oak The Willows Colchester CO2 8QA



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FULL DESCRIPTION

***ASKING PRICE of £325,000 - £350,000 ***

John Alexander are pleased to present to market this four bedroom semi-detached home situated in the popular Willows Development off Mersea Road in South Colchester. Being conveniently located for local amenities, local Primary and Secondary Schools. Colchester City Centre is a short drive away offering a number of High Street shops, bars and eateries, Colchester Town railway station is also close by, offering direct links to London Liverpool Street.

Property benefits include a kitchen/diner, lounge, cloakroom, four bedrooms, family bathroom, off road parking, garage and enclosed rear garden.

ENTRANCE HALL

Doors to:

CLOAKROOM

LIVING ROOM

19' 8" x 10' 11" (5.99m x 3.33m)

KITCHEN/DINER

17' 1" x 7' 10" (5.21m x 2.39m)

FIRST FLOOR LANDING

doors to:

BEDROOM ONE

13' 6" x 10' 4" (4.11m x 3.15m)

BEDROOM TWO

12' 8" x 8' 4" (3.86m x 2.54m)

BEDROOM THREE

12' 2" x 7' 10" (3.71m x 2.39m)

BEDROOM FOUR

8' 5" x 8' 2" (2.57m x 2.49m)

FAMILY BATHROOM

OUTSIDE

To rear, enclosed by panel fencing with shrub borders, mostly laid to lawn with a patio area.

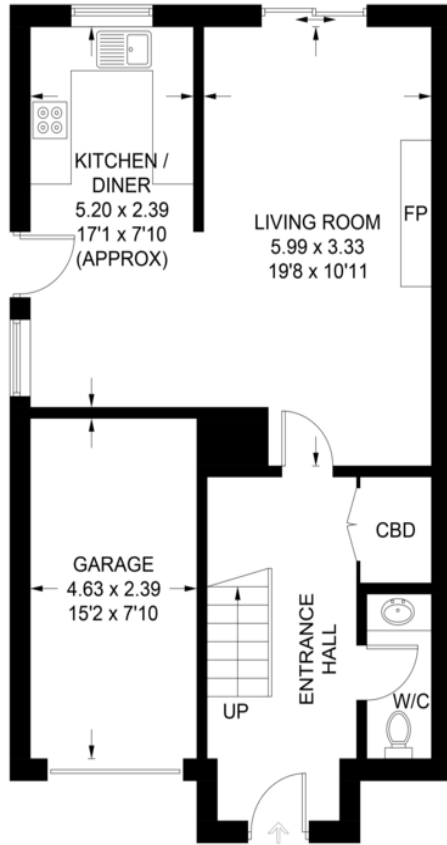
To the front is a grassed area separating the neighbouring property, having a driveway and gives access to the single garage with up and over door.



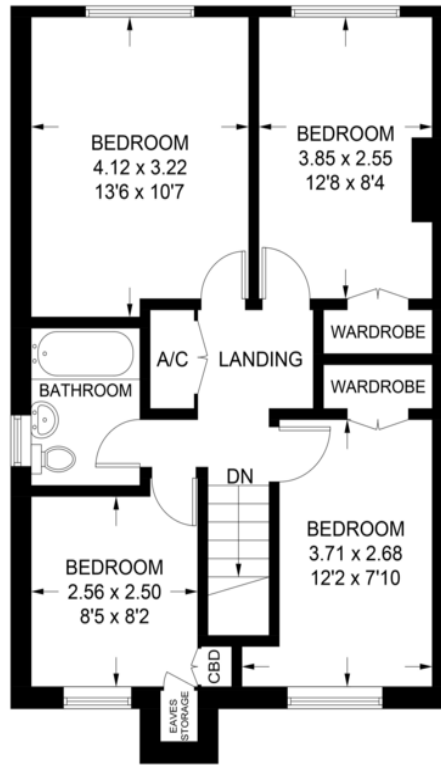
FLOORPLAN

Holm Oak

Approximate Gross Internal Area = 102.9 sq m / 1107 sq ft
Garage = 11.4 sq m / 123 sq ft
Total = 114.3 sq m / 1230 sq ft



Ground Floor
48.5 sq m / 522 sq ft (Excluding Garage)



First Floor
54.4 sq m / 585 sq ft

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

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