



4 bedroom Semi-Detached House located in Colchester.

Guide Price
£325,000 - £350,000

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Crosstree Walk Colchester CO2 8QF

FULL DESCRIPTION

THE HOME

Nestled in the coveted 'The Willows' area to the south of Colchester, a stone's throw from an eclectic mix of shops, supermarkets, eateries, both primary and secondary schools, and thorough bus links to Colchester's town centre as well as mainline train services to London Liverpool Street, stands this ample semi-detached home.

Positioned serenely in a quiet cul-de-sac, this beloved family residence has recently been updated and features an inviting entrance hallway, a sleek modern cloakroom on the ground floor, a stylishly fitted kitchen, a dining area, and a spacious living room complete with a charming fireplace and patio doors leading outside. The house also offers three well-proportioned bedrooms and a contemporary shower room. On the outside, it boasts a garage equipped with an electric door, a welcoming front garden with a driveway, and a beautifully mature rear garden with a favourable southern exposure.

THE LOCATION

Offering residents a peaceful residential setting while also providing easy access to Colchester's bustling City centre, well-loved for its diverse array of shops, restaurants, and cultural attractions such as the Colchester Castle and the Firstsite art gallery.

The area is served by a spectrum of outstanding primary and secondary schools and higher educational facilities. The presence of the University of Essex nearby also adds a dynamic student presence to the area.

The location provides public transportation options, with bus services offering convenient links to various parts of the town and beyond. The Colchester mainline train station lies within a short driving distance, providing regular services to major destinations, including London Liverpool Street.

LOUNGE

10' 4" x 10' 8" (3.15m x 3.25m)

KITCHEN

11' 1" x 7' 0" (3.38m x 2.13m)

DINING ROOM

11' 5" x 9' 11" (3.48m x 3.02m)

BEDROOM 1

11' 5" x 10' 11" (3.48m x 3.33m)

BEDROOM 2

11' 5" x 8' 9" (3.48m x 2.67m)

BEDROOM 3

11' 5" x 7' 5" (3.48m x 2.26m)

BEDROOM 4

10' 8" x 7' 5" (3.25m x 2.26m)

GARAGE

14' 8" x 8' 8" (4.47m x 2.64m)



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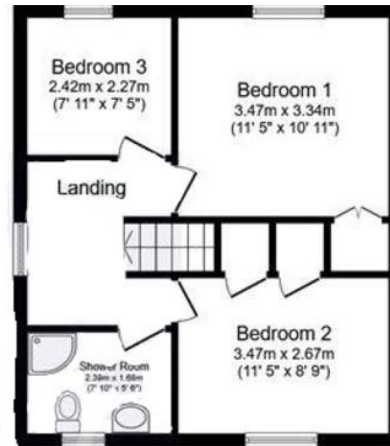
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FLOORPLAN



Ground Floor



First Floor

Total floor area 98.5 sq.m. (1,060 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Leaders. Powered by www.focalagent.com

DIRECTIONS

CONTACT

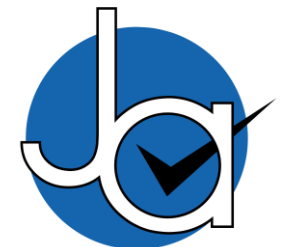
**99 London Road
Stanway
Colchester
Essex
CO3 0NY**

E sales@john-alexander.co.uk

T 01206 656007

www.john-alexander.co.uk

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