



## 3 bedroom Mid Terraced House located in Colchester.

Guide Price  
£270,000 - £300,000

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**JOHN ALEXANDER**  
ESTATE AGENTS

# Hawthorn Avenue Colchester CO4 3YA

## FULL DESCRIPTION

### OVERVIEW

\*\*\* GUIDE PRICE OF £270,000 -  
£300,000 \*\*\*

Welcome to this beautifully presented three-bedroom mid-terrace home located at Hawthorn Avenue, Colchester. This charming property offers a perfect blend of modern living and comfort, ideal for families or first-time buyers

Upon entering, you are greeted by a spacious and light-filled lounge that provides an inviting atmosphere. The lounge features large windows and patio doors opening out to a private, low-maintenance garden, perfect for outdoor dining and entertaining.

The contemporary kitchen is equipped with sleek cabinetry, ample countertop space, and modern appliances. Adjacent to the kitchen is a dedicated dining area, making it ideal for family meals and gatherings.

Upstairs, the property boasts three generously sized bedrooms, each with plenty of natural light and storage space. Additionally, there is a stylish family bathroom with modern fixtures and fittings.

The private rear garden is designed for ease of upkeep, featuring a patio area and storage shed, making it a versatile space for relaxation and outdoor activities. The property also benefits from off-road parking.

### Location:

Situated in the sought-after area of Colchester, this home enjoys proximity to local amenities, schools, and transport links. The bustling town centre, with its variety of shops, restaurants, and cafes, is a short drive away. Excellent transport connections ensure easy access to major roads and public transit, making commuting convenient.



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## MEASUREMENTS

Open plan lounge/kitchen/ diner  
30.18 - 14.34

WC

Bed 2 13.07 - 9

Bed 1 16.36 9.22

Bed 3 10.58 - 6.84



Bathroom

## FLOORPLAN

## DIRECTIONS

### CONTACT

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