



## 2 bedroom Detached Bungalow located in Eight Ash Green.

Guide Price  
**£375,000 - £400,000**

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**JOHN ALEXANDER**  
ESTATE AGENTS

# Halstead Road Eight Ash Green Colchester CO6 3PT

## FULL DESCRIPTION

### THE PROPERTY

\*\*\* GUIDE PRICE £375,000 TO £400,000 \*\*\*

This charming two-bedroom detached bungalow is set on a generous plot and offers a large living space. The spacious interior begins with a welcoming storm porch that leads to a bright and airy lounge. A seamless archway connects the lounge to the dining room, creating an open-plan living space. Further along, you'll find a well-presented kitchen with ample storage and integrated appliances, along with a connected utility room.

The property boasts two generously sized bedrooms. The master bedroom is situated on the left side of the property and features an en-suite shower room. The second double bedroom, situated on the right side of the bungalow, is perfectly positioned near the family bathroom, offering a practical and well-designed living arrangement.

Externally, the property is set on a wide plot with plenty of off-road parking at the front and a detached garage. The expansive side garden is mainly laid to lawn, bordered by hedging, and features a private area ideal for a vegetable patch and greenhouse.

### STORM PORCH

### LOUNGE

17' 11" x 15' 12" (5.46m x 4.88m)

### INNER LOBBY

### UTILITY ROOM

7' 4" x 4' 8" (2.24m x 1.42m)

### FAMILY BATHROOM

10' 8" x 6' 10" (3.25m x 2.08m)

### SECOND BEDROOM

10' 10" x 10' 0" (3.3m x 3.05m)

### DINING AREA

15' 11" x 6' 9" (4.85m x 2.06m)

### KITCHEN/BREAKFAST ROOM

21' 3" x 8' 9" (6.48m x 2.67m)

### MASTER BEDROOM

13' 5" x 11' 9" (4.09m x 3.58m)

### ENSUITE

### PROPERTY LOCATION

Ideally located in the sought-after village of Eight Ash Green, it benefits from excellent transport links. Marks Tey and Colchester North Station are within easy reach, providing a fast train service to London Liverpool Street in approximately 55 minutes. The property is also just five minutes from the A12, offering convenient access to Ipswich and Chelmsford. Highly regarded primary and secondary schools are nearby, with Holmwood House Prep School just two miles away. Colchester's bustling High Street offers a wide range of amenities, while the nearby Tollgate Shopping Centre and Stane Park provide excellent opportunities for social outings.



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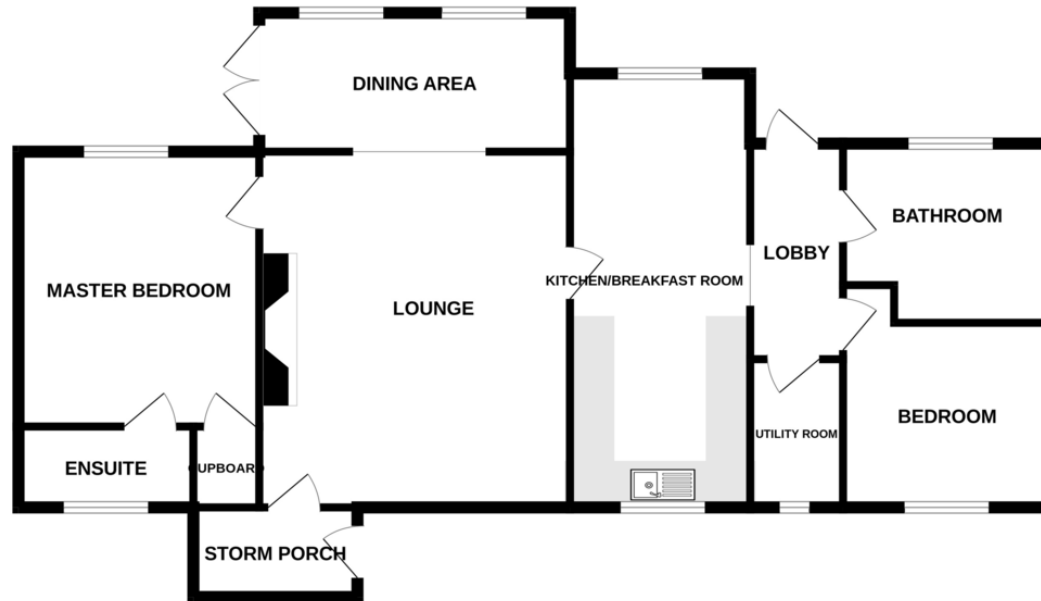






## FLOORPLAN

### GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## DIRECTIONS

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