

## 3 bedroom Bungalow located in Stanway.

Guide Price  
£350,000 - £375,000

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# Cornflower Close

## Stanway

### Colchester

#### CO3 0SE



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### FULL DESCRIPTION

#### STEP INSIDE

As you enter the property, you're welcomed by a central hallway that leads into a generous lounge and dining area, where sliding patio doors open directly onto the rear garden, creating a seamless indoor-outdoor flow. The kitchen is well-appointed with a built-in oven and space for additional appliances, making it a practical and functional hub of the home.

There are three bedrooms, one of which features its own en-suite, while the remaining rooms are served by a family bathroom, offering comfortable accommodation for families or guests.

#### STEP OUTSIDE

The bungalow is complemented by a good-sized, enclosed rear garden that provides a private and peaceful outdoor retreat. A driveway to the front of the property offers convenient off-road parking, adding to the overall appeal.

#### DIMENSIONS

Lounge/Diner 11' 11" x 20' 3" (3.64m x 6.17m)  
Kitchen 11' 8" x 9' 11" (3.55m x 3.03m)  
Bedroom One 11' 6" x 12' 0" (3.5m x 3.67m)  
Bedroom Two 8' 4" x 11' 11" (2.55m x 3.63m)  
Bedroom Three 8' 2" x 11' 11" (2.5m x 3.62m)  
Bathroom 8' 7" x 5' 8" (2.62m x 1.73m)

#### LOCATION

The area offers a wealth of amenities, from local shops to leisure facilities, including Colchester Leisure World, and nearby green spaces such as Lexden Park and Highwoods Country Park. Stanway benefits from excellent transport links, close to the A12, ensuring easy access to Colchester, Chelmsford, and beyond. A short drive away is Colchester North railway station providing regular train services to London Liverpool Street, making it ideal for commuters.

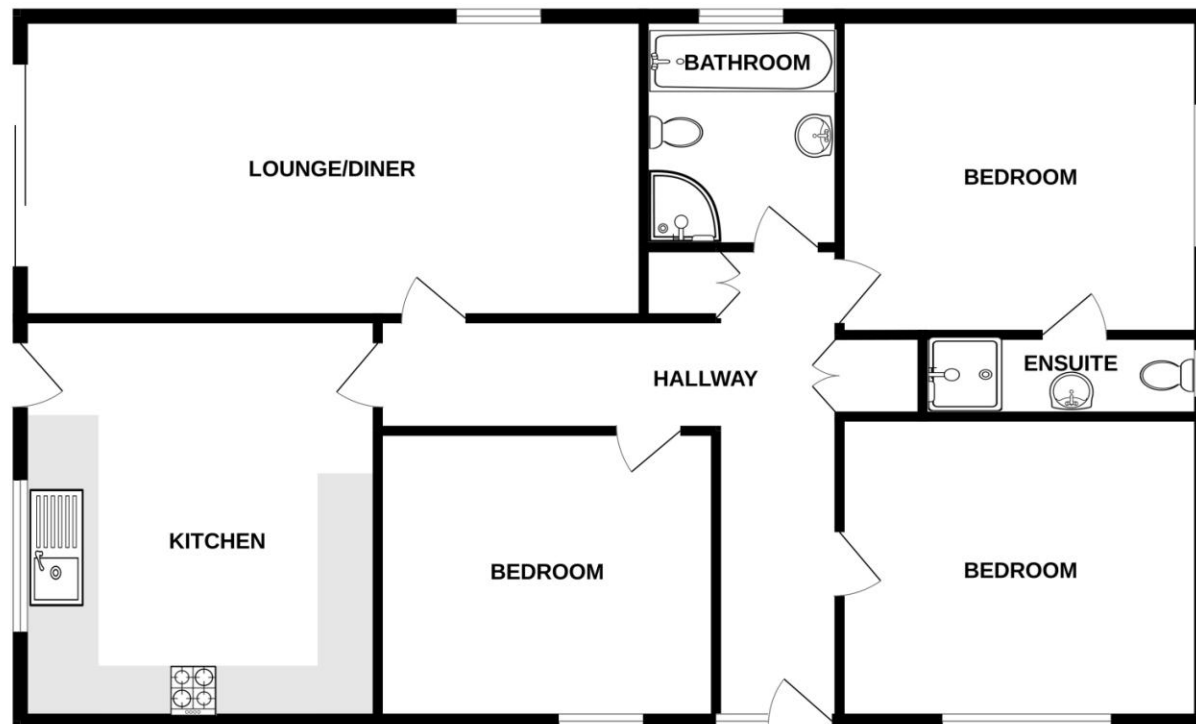
For education, Stanway Primary School and Stanway School (secondary), both have received positive Ofsted ratings, reflecting their quality of education. Additionally, Colchester Royal Grammar School and Colchester County High School for Girls are renowned grammar schools in nearby Colchester, offering academically selective education.





## 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

### CONTACT

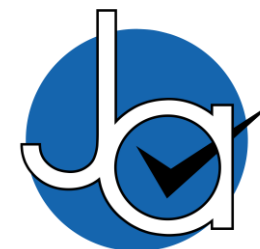
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