



**3 bedroom End
Terraced
House located
in Stanway.**

Guide Price
£350,000 - £375,000

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**JOHN ALEXANDER
ESTATE AGENTS**

St. Albright Crescent Stanway Colchester CO3 0AD.



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FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £350,000 TO £375,000

This beautifully presented three-bedroom end-of-terrace home is ideally located close to Tollgate and Stanway shopping centres, offering a wealth of local amenities right on your doorstep. With excellent transport links and easy access to the A12, this property is perfect for commuters and families alike. Stylishly appointed throughout, the home also benefits from a private rear garden, garage with power and electric, EV charger, and driveway parking, making it a superb choice for modern living in a highly convenient location.

STEP INSIDE

Upon entering, you are welcomed by a bright hallway with stairs rising to the first floor and a handy storage cupboard.

To the front, the modern kitchen measures 12'10" x 10'11" and features walnut-style wall and base units, integrated oven and hob with extractor fan, and space for appliances.

At the rear, the generous lounge spans 18'2" x 16'7" and boasts French doors opening onto the garden, creating a perfect space for relaxation and entertaining. A convenient ground-floor cloakroom completes this level. Upstairs, the landing provides access to all rooms and additional storage. The impressive master bedroom, measuring 16'11" x 13'8", includes a storage cupboard and a private en suite with shower cubicle, WC, and wash hand basin. Bedroom two is a spacious 13'3" x 11'1", while bedroom three offers versatility at 8'9" x 7'9".

The elegant family bathroom features a bath with shower over, WC, and wash hand basin. With thoughtful storage solutions and a seamless blend of style and practicality, this home is ideal for modern family living, in addition, all windows are fitted with stylish shutters, adding charm and privacy to the home.

STEP OUTSIDE

Outside, the property enjoys a private rear garden, ideal for relaxing or outdoor dining, along with a garage and driveway providing off-street parking. The garage is equipped with power and electric, and there is also an EV charger.

THE LOCATION

Located in a quiet Stanway cul-de-sac, 3 St. Albright Crescent offers superb convenience. Top-rated schools, Tollgate shopping, and healthcare are all close by. Excellent A12 access and fast rail links to London make commuting easy, while superfast broadband keeps you connected. Perfect for modern family living in a sought-after spot.





FLOORPLAN



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements or doors, windows, rooms and any fixtures and fittings may be subject to error. We accept no responsibility for any error, omission or mis-statement. This plan is for illustrative purposes only and should be treated 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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