



- Three Bedrooms
- Off Road Parking
- Rear Garden
- En Suite, Family Bathroom and Cloakroom
- Open Plan Kitchen / Diner
- Lounge
- Warranty Remaining
- Semi Detached Family Home
- South Facing Rear Garden
- No Onward Chain

31 Woodford Walk, Alresford, Colchester, Essex. CO7 8FN.

A wonderful three bedroom semi detached house. Conveniently located within walking distance of Alresford train station offering access to London Liverpool street and Alresford Primary School. This three bedroom modern property highlights includes off road parking, generous rear garden, open plan living, three bedrooms and en suite to the main bedroom. Agent holds keys to view.

Guide Price £325,000 - £350,000



Property Details.

Ground Floor

Entrance Hall

Composite front door, storage cupboard, stair's to first floor.

Lounge



13' 11" x 8' 10" (4.24m x 2.69m) Double glazed window to front, radiator.

Kitchen/Diner



15' 6" x 9' 6" (4.72m x 2.90m) Double glazed window to rear, French doors opening onto the rear garden, open plan kitchen / dinner. The kitchen includes a range of wall and base units, stainless steel one and half bowl sink, gas hob, over, fridge/freezer, dishwasher and washing machine.

Cloakroom

Low level WC, wash hand basin, part tiled walls, ceiling fan.

First Floor

Landing

Loft access, doors leading to:

Bedroom



12' 03" x 11' 01" (3.73m x 3.38m) Double glazed window to front, radiator, space for wardrobes.

En Suite



5' 09" x 5' 6" (1.75m x 1.68m) Double obscured window to front, radiator, tiled floor, low level WC, shower encloser.

Property Details.

Bedroom



11' 0" x 6' 9" (3.35m x 2.06m) Double glazed window to rear, radiator.

Bedroom



11' 11" x 6' 08" (3.63m x 2.03m) Double glazed window to rear, radiator.

Family Bathroom



Tiled floor, ceiling fan, wash hand basin, low level WC, paneled bath with over head shower, ceiling mounted fan, part tiled walls.

Outside

Rear Garden



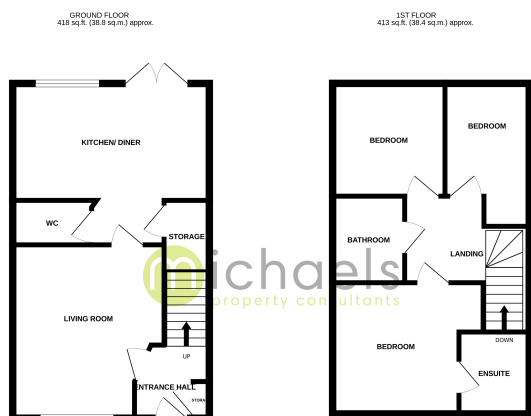
A generous rear garden with patio area, remainder laid to lawn, garden shed, retained by fencing, access to driveway.

Off Road Parking

Off road parking via the driveway for two vehicles, footpath leading to the property entrance.

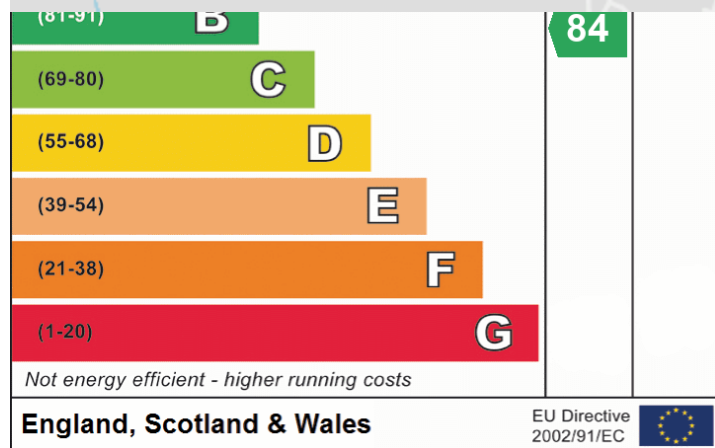
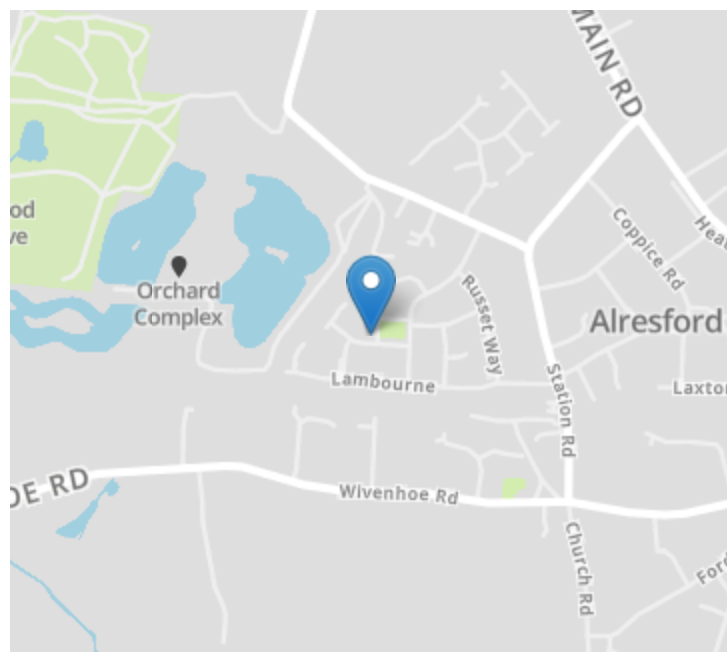
Property Details.

Floorplans



TOTAL FLOOR AREA: 831 sq ft (77.2 sq m) approx.
Not every square foot is used, please consider the location of the property, the measurements of the garden, the size of the plot and the surrounding area. The information is provided as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The property is shown on the map as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The property is shown on the map as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Location



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.