



- Semi Detached Bungalow
- Ample Off Road Parking
- Good Gardens
- Fully Modernised
- Three Bedrooms
- En-Suite to Master
- Village Location
- Semi Rural Position

**34 Woodgreen Estate, St Marys Road,  
Great Bentley, Colchester, Essex. CO7  
8N1**

A beautifully presented and wonderfully extended bungalow in this sort after village location and offering modernised accommodation throughout. With three good sized bedrooms, en suite to master, family bathroom with whirlpool bath, large lounge/diner, stylish kitchen/breakfast room, ample off road parking and further potential from the large front garden, good rear garden. Aingers Green is a small village with a semi rural aspect just south of Great Bentley with train station and links to London Liverpool Street. Viewing advised.





# Property Details.

## Ground Floor

### Entrance Hall

Tiled flooring, loft access, doors to.

### Kitchen/Breakfast Room



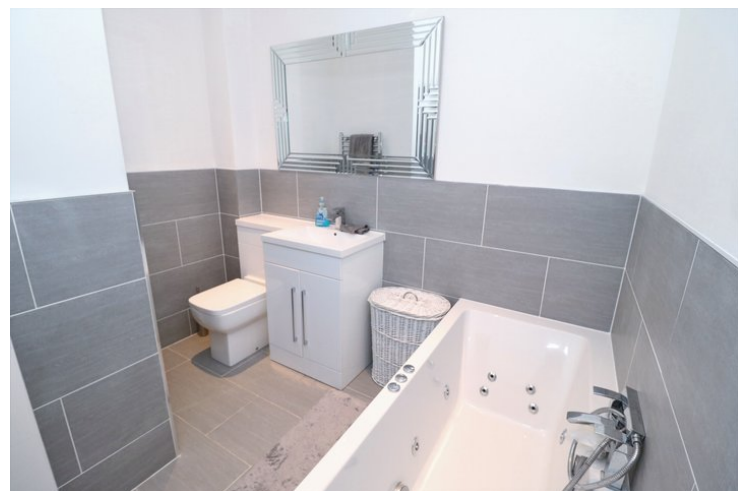
17' 10" x 7' 2" (5.44m x 2.18m) Windows to rear and side, tiled floor, radiator, breakfast bar area, a range of modern fitted units and drawers with worktops over, inset sink and drainer, inset electric hob, double oven, space for washing machine, space for tumble dryer, matching eye level units, part vaulted ceiling.

### Lounge/Diner



18' 5" x 14' 6" (5.61m x 4.42m) French doors to rear, radiator, velux window, TV point, part vaulted ceiling.

### Bathroom



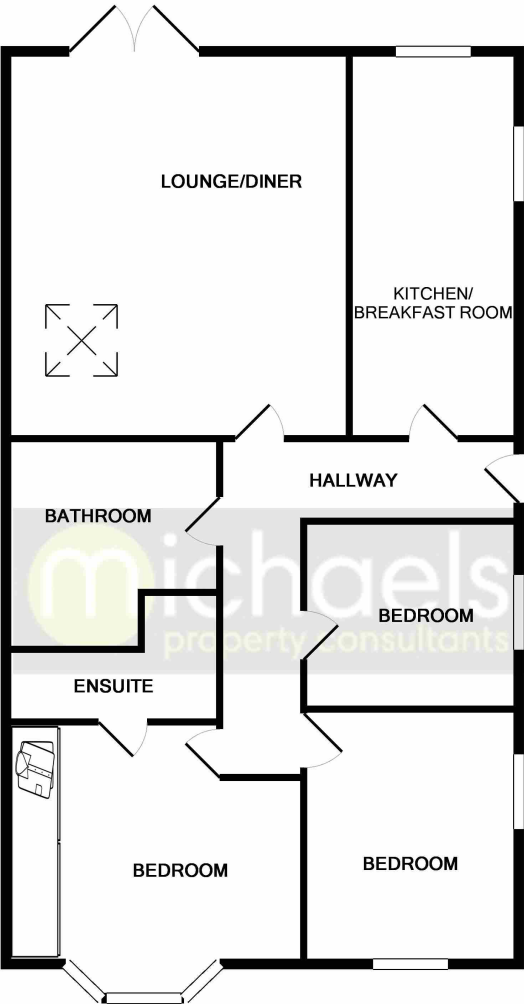
With whirlpool bath, vanity wash hand basin, vanity WC, half tiled walls, tiled floor, radiator, PIR lighting.





# Property Details.

## Floorplans

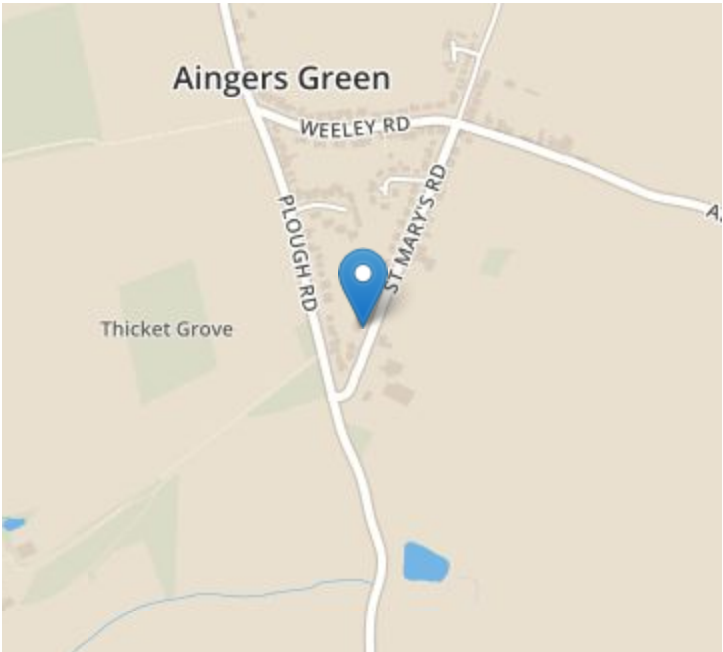


TOTAL APPROX. FLOOR AREA 1002 SQ.FT. (93.1 SQ.M.)

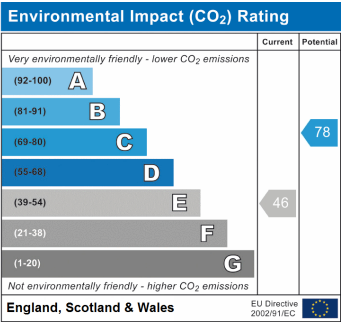
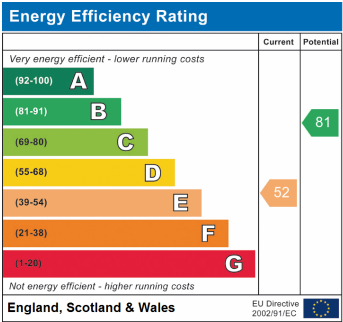
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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## Location



## Energy Ratings



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.