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- Executive four bedroom detached family home
- Sought-after Rowhedge Wharf development
- Favourable and quiet walkway position
- Versatile open-plan entrance/family space
- Spacious dual-aspect reception room
- Focal kitchen-diner and benefit of utility room
- Principal bedroom with en-suite shower room
- Luxury first floor family bathroom
- Private, low-maintenance rear garden

Call to view 01206 576999

## 22 Silva Walk, Rowhedge, Colchester, Essex. CO5 7DY.

Silva Walk, Rowhedge, CO5 \*\*Guide Price £450,000 – £475,000\*\* An excellent four bedroom detached family home, positioned within the sought-after Rowhedge Wharf development. Location: Rowhedge Wharf is an exclusive waterside development offering a picturesque setting with scenic nearby waterfront and countryside walks. The village itself is well served with a popular primary school, local Co-operative store, reputable public houses, and the well-known Rowhedge Regatta, fostering a strong sense of community. Excellent dog walking routes are close by, and a regular bus network provides convenient access to Colchester city centre.



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# Property Details.

## Ground Floor

### Family Room



17' 3" x 8' 2" (5.26m x 2.49m)

### Sitting Room



18' 0" x 9' 5" (5.49m x 2.87m)

## Kitchen/Dining Room



20' 5" x 10' 1" (6.22m x 3.07m)

## First Floor

### Landing

### Master Bedroom



13' 6" x 10' 8" (4.11m x 3.25m)

# Property Details.

## EnSuite



## Bedroom Two



11' 7" x 9' 11" (3.53m x 3.02m)

## Bedroom Three



10' 10" x 8' 5" (3.30m x 2.57m)

## Bedroom Four



9' 11" x 7' 0" (3.02m x 2.13m)

## Bathroom



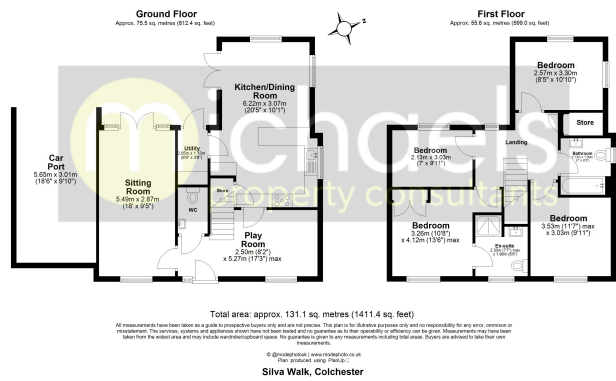
7' 0" x 6' 3" (2.13m x 1.91m)

## Additional Information

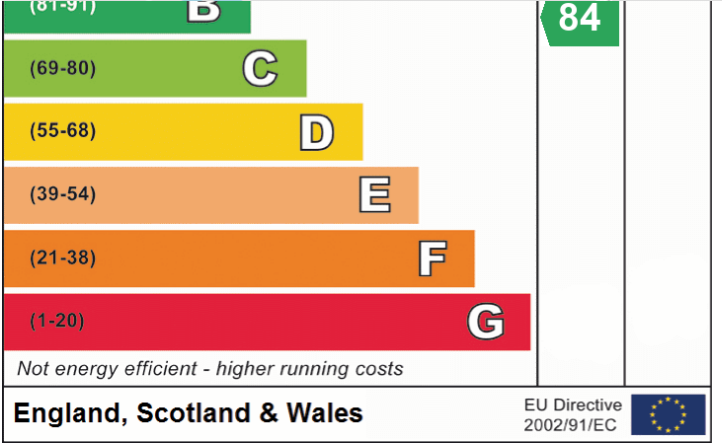
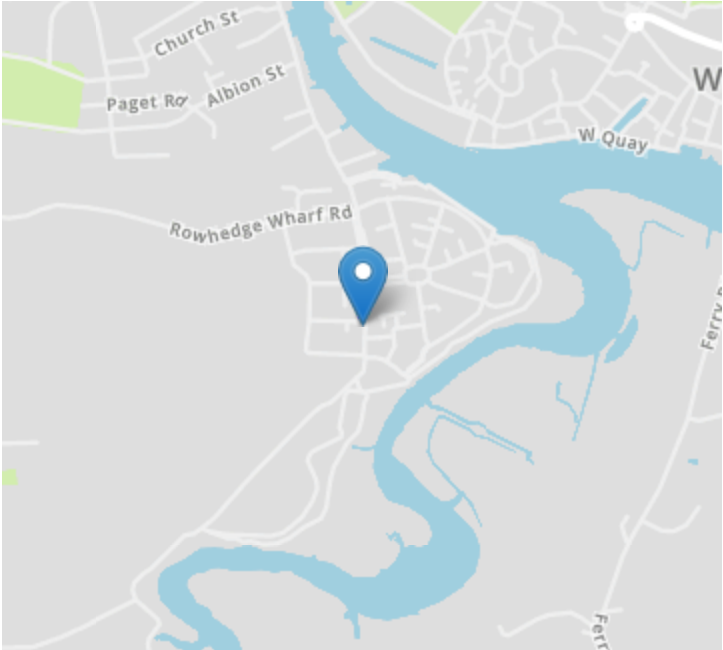
We understand an annual estate charge is applicable to this property. We ask all interested parties to confirm the amount payable at an early stage of their conveyance with their appointed legal representative to prevent any discrepancies.

# Property Details.

## Floorplans



## 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.

