



- First & Second Floor Family Bathrooms
- Versatile Accommodation Across Three Floors
- Four Generous Bedrooms
- Popular 'Kingswood Heath' Development To The North Of Colchester
- Exceptionally Presented With A Range Of Modern Finishes
- Ground Floor Utility Room
- Juliet Balcony With Impressive Views Over The Local Greensward
- 1479 Square Feet Of Accommodation
- Amtico Tiled Flooring Throughout
- Bellway Premium Standard Upgrades Throughout

54 Echelon Walk, Colchester, Colchester, Colchester. CO4 6BW.

**** Guide Price £450,000 - £475,000 **** A versatile example of an excellent a four/five bedroom town house, occupying a favourable position within the favourable 'Kingswood Heath' development in a prime North-Colchester position and a home that is simply that not to be missed. Presented to market in excellent order and overlooking a well-manicured communal green space and park, featuring recently constructed timber seating shelters and situated within a family orientated neighbourhood. Within striking distance of Colchester's eagerly anticipated Northern Gateway, this home is to be within walking distance of; a premium health club, state of the art cinema, leisure complex, a variety of restaurants and is also well connected via the A12/A120 corridor to Ipswich & London. Colchester's mainline station is five/ten minutes away, accessible by a well served bus network and also within easy reach of the city centre.



Property Details.

Ground Floor

Hallway

Utility Room

6' 3" x 3' 4" (1.91m x 1.02m)

Kitchen/breakfast Area



15' 5" x 12' 9" (4.70m x 3.89m)

Reception Room/Play Room



First Floor

Living Room/Bedroom Five



15' 5" x 11' 7" (4.70m x 3.53m)

Bathroom



6' 9" x 6' 6" (2.06m x 1.98m)

Bedroom Two

15' 5" x 11' 7" (4.70m x 3.53m)

Property Details.

Second Floor

Master Bedroom



15' 6" x 10' 0" (4.72m x 3.05m)

En-Suite



Bedroom Three



12' 6" x 7' 9" (3.81m x 2.36m)

Bedroom Four

10' 8" x 8' 9" (3.25m x 2.67m)

Shower Room

7' 9" x 7' 7" (2.36m x 2.31m)

Outside



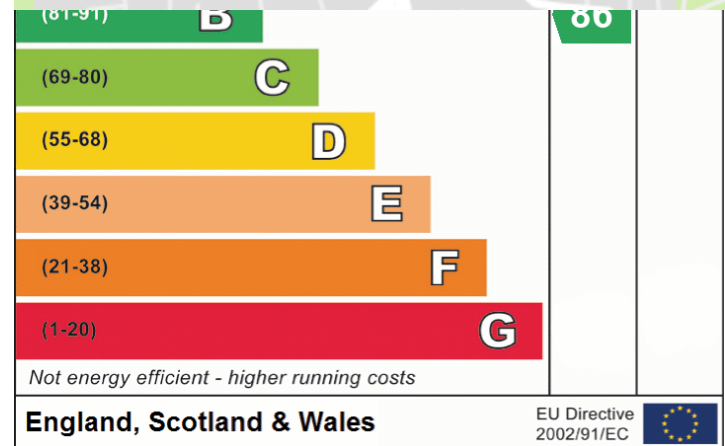
Outside the property offers an attractive garden to rear, which is predominantly laid to lawn with gated access to rear leading to the private parking area with off road parking for two vehicles. Secure gated rear access provides access to a private driveway. Residents parking is also available for a minimal yearly payment, with visitors permits also available.

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.