



- Large Driveway & Single Garage
- A Prime Example Of A Three Bedroom Semi Detached Family Home
- West Colchester (Stanway) Location
- Suitable For A First Time Buyer Or Working Professional
- Stanway District & Close Proximity To Tollgate Retail Park
- First Floor Family Bathroom
- Spacious Living Room/Dining Area

## 29 Warren Lane, Stanway, Colchester, Essex. CO3 0LN.

**\*\* Guide Price £325,000 to £350,000 \*\*** An excellent example of a three-bedroom semi-detached family home, situated in the highly sought-after area of Stanway, to the west of Colchester. Offering superb access to the A12, Tollgate Retail Park, and excellent school catchment areas, this property is ideal for first-time buyers, small families, or working professionals. The home boasts a range of features, including a spacious living/dining area, a well presented kitchen, a large driveway accommodating multiple vehicles, and two generous double bedrooms. Upon entering, you are welcomed into a hallway leading to a stylish, well-appointed kitchen. The ground floor is completed by a bright and airy open-plan living/dining area, with French doors opening onto the rear garden.





# Property Details.

## Ground Floor

### Hallway

11' 5" x 6' 4" (3.48m x 1.93m)

### Kitchen



10' 2" x 7' 4" (3.10m x 2.24m)

### Living Room/Dining Area



23' 0" x 12' 4" (7.01m x 3.76m)

## First Floor

### Landing

## Bedroom One



11' 1" x 10' 3" (3.38m x 3.12m)

## Bedroom Two



10' 3" x 10' 3" (3.12m x 3.12m)

# Property Details.

## Bedroom Three



8' 4" x 8' 0" (2.54m x 2.44m)

## Bathroom



7' 5" x 5' 5" (2.26m x 1.65m)

## Outside, Garden & Parking

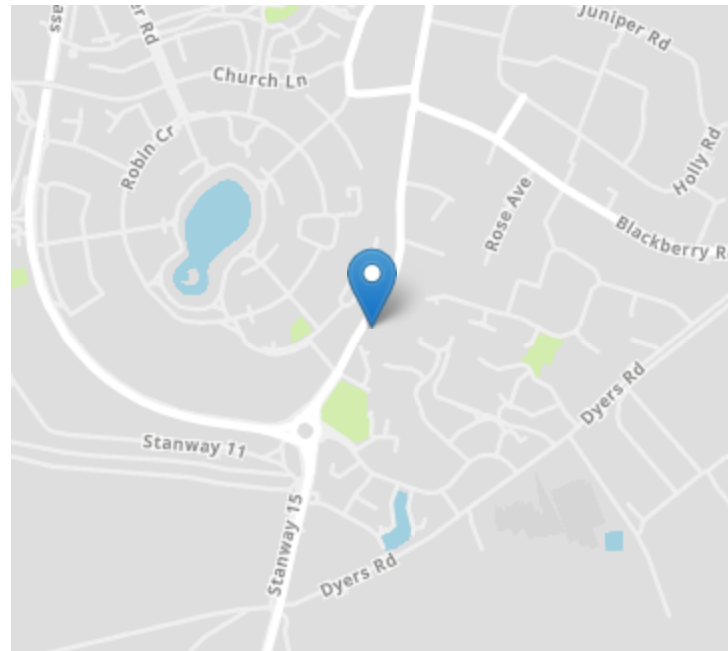


Externally, the generous rear garden is enclosed by panel fencing, with a lawned area and a small patio, perfect for outdoor furniture. A shed is also included. The front of the property benefits from ample off-road parking and a single garage, providing additional storage or parking options.

# Property Details.

## Floorplans

## 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.