



- An Exceptional Conversion Of A Historic Period Building
- Surrounded By Open Communal Green Space & Traditional Covered Seating
- Four Exceptional Double Bedrooms
- Two Luxury En-Suite Shower Rooms & First Floor Family Bathroom
- Focal 35' Kitchen/Dining/Reception Room
- Benefitting From Both A Separate Utility Room & Study
- Further Family Room
- Allocated Parking For Two Vehicles
- No Onward Chain

65 Echelon Walk, Colchester, Essex. CO4 6BW.

Echelon Walk, CO4 – An Exceptional Four-Bedroom Residence Forming Part of a Prestigious Conversion **Guide Price £650,000 - £675,000** A rare opportunity to acquire an outstanding home offering over 2,700 sq. ft. of versatile accommodation. Presented to the market with no onward chain, this remarkable property occupies a favourable position within a highly regarded conversion. It showcases an array of restored period features, including grand bay windows and elegant high ceilings, while effortlessly combining modern finishes with beautifully retained historic character.



Property Details.

Ground Floor

Entrance Hall

Study



9' 10" x 9' 8" (3.00m x 2.95m)

Utility Room

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

Cloakroom

Family Room



13' 8" x 12' 6" (4.17m x 3.81m)

Kitchen/Living/Dining Room



35' 11" x 21' 5" (10.95m x 6.53m)

First Floor

Landing

Family Bathroom



9' 10" x 9' 2" (3.00m x 2.79m)

Principal Bedroom



21' 9" x 17' 10" (6.63m x 5.44m)

Property Details.

En-Suite



12' 2" x 5' 0" (3.71m x 1.52m)

Bedroom Two



14' 1" x 10' 0" (4.29m x 3.05m)

En-Suite



6' 10" x 5' 9" (2.08m x 1.75m)

Bedroom Three



14' 6" x 14' 5" (4.42m x 4.39m)

Bedroom Four



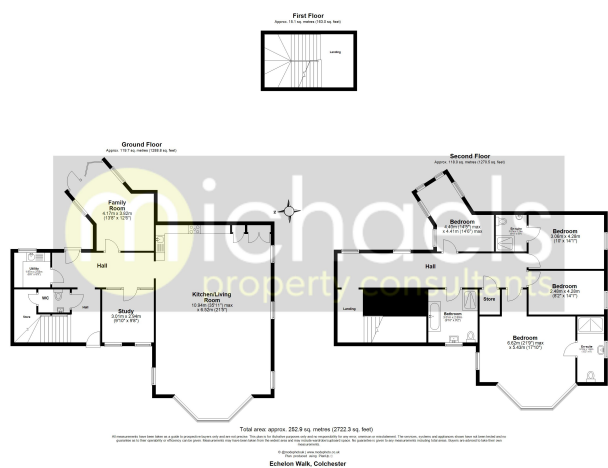
14' 1" x 8' 2" (4.29m x 2.49m)

Additional Information

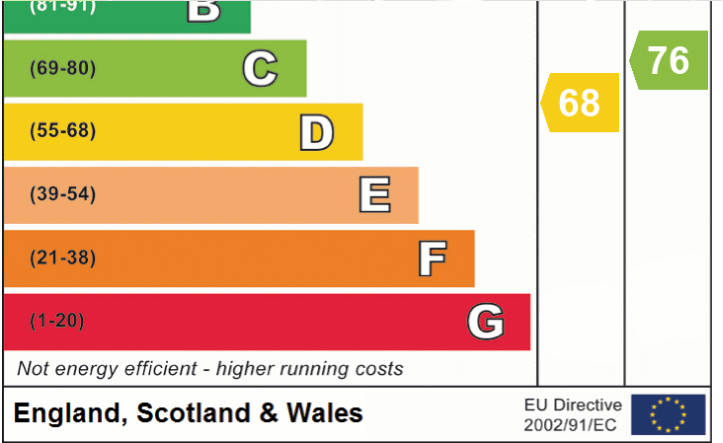
Please note an annual estate charge is applicable to this property, payable at £350.21p per annum. Please confirm the amount with your legal representative at an early stage of your conveyance to prevent any discrepancy and clarity on its legal set up.

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.