



- Prime North Colchester location in Highwoods, CO4
- Close to Highwoods Square, Tesco Extra, schools, country park, A12 access and bus links to the city centre and station
- Enhanced And Much Improved By The Current Owner
- Loft Room Above The Garage
- Conservatory
- Low Maintenance Garden
- Viewing Advised
- £400,000 to £425,000 Guide Price
- A Prime Example Of A Three Bedroom Detached Home

46 Brinkley Lane, Highwoods, Colchester, Essex. CO4 9XN.

Brinkley Lane, Highwoods, CO4 9XN. ** £400,000 to £425,000 ** Situated within a well-established residential area in a prime North Colchester location in Highwoods this well presented three bedroom detached family home offers spacious and versatile accommodation, enhanced by quality finishes throughout. The property is conveniently located close to Highwoods Square, Tesco Extra, doctors and dentist surgeries, well-regarded primary and secondary schools including The Gilbert School (rated Outstanding by Ofsted), Highwoods Country Park, and provides excellent access to the A12 with routes to Ipswich and London. There are also regular bus services to Colchester City Centre and the mainline station.



Call to view **01206 576999** 

Property Details.

Ground Floor

Entrance Hall

Living Room



15' 3" x 12' 0" (4.65m x 3.66m)

Cloakroom

Kitchen/Dining Room



15' 7" x 9' 2" (4.75m x 2.79m)

Conservatory



9' 6" x 9' 1" (2.90m x 2.77m)

First Floor

Bedroom One



11' 0" x 9' 1" (3.35m x 2.77m)

En Suite



Property Details.

Bedroom Two



10' 7" x 9' 1" (3.23m x 2.77m)

Loft Room

17' 0" x 9' 3" (5.18m x 2.82m)

Bedroom Three



6' 6" x 6' 2" (1.98m x 1.88m)

Bathroom



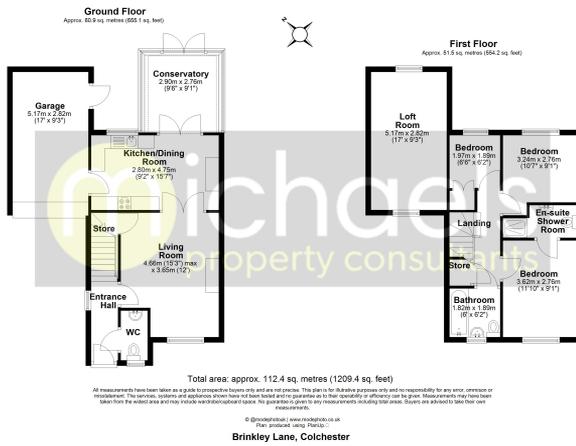
6' 2" x 6' 0" (1.88m x 1.83m)

Garage

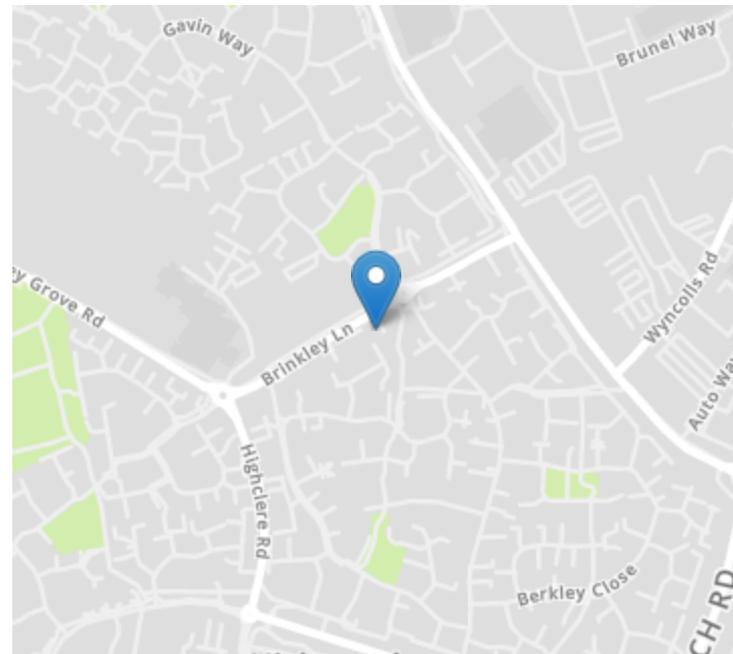
17' 0" x 9' 3" (5.18m x 2.82m)

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.