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property consultants

- West Colchester Location - Close To An Array Of Shops, Amenities, Schooling & Transport Links
- Highly Sought After Lakelands Development in Stanway
- En-Suite & Built In Wardrobes To Master Bedroom
- Close To A Choice Of Excellent Schooling & Useful Amenities
- Allocated Parking & Garage
- Very Well Maintained Communal Gardens
- Three Generous Bedrooms
- Prime Example Of A Terraced Town House

## 29 Sandmartin Crescent, Stanway, Colchester, Essex. CO3 8WZ.

\*\* Guide Price £325,000 to £350,000 \*\* Positioned to the west of Colchester in the ever-popular Lakelands development, this three-bedroom town house enjoys a favourable setting, fronting onto a delightful greensward and park, perfect for families, professionals, and those looking to enjoy community living. The location provides excellent access to Tollgate and Stane Retail Park, offering a wide range of shops, restaurants, and amenities, while Stanway itself boasts a fantastic selection of both primary and secondary schools. Colchester's vibrant and historic city centre is also within easy reach.



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# Property Details.

## Ground Floor

### Hallway

### Ground Floor Cloakroom

### Kitchen



12' 11" x 8' 9" (3.94m x 2.67m)

### Dining Room



11' 4" x 8' 9" (3.45m x 2.67m)

## First Floor

### Landing

## Bedroom Two



9' 4" x 8' 4" (2.84m x 2.54m)

## Bathroom



## Living Room



15' 3" x 10' 9" (4.65m x 3.28m)

## Second Floor

### Landing

# Property Details.

Bedroom One



15' 3" x 10' 3" (4.65m x 3.12m)

Garage



16' 11" x 8' 6" (5.16m x 2.59m)

En Suite



Bedroom Three



9' 4" x 7' 11" (2.84m x 2.41m)

