



Beresfords

**Guide Price £700,000 - £725,000**

**Freehold | 4 Bed | 2 Bath | House | Detached | Council Tax Band E | EPC B | Ref COS260024**

# Speedwell Walk Great Bentley CO7 8TS

A detached four bedroom home over 2,450 sqft, in sought-after Great Bentley offering spacious living, double garage and NHBC warranty. Close to village amenities including a 43-acre green and Great Bentley railway station with direct links to London Liverpool Street. Easy access to Colchester and A133.

- Detached four bedroom house
- 2,450 sqft of accommodation
- Living room featuring a log burner
- Second reception room
- Impressive kitchen / dining room with bi-fold doors
- En-suite shower room and family bathroom
- Double garage and ample off-road parking
- Situated within one of Essex's most sought-after villages



Scan the QR code for full details and key information on this property.





## Beresfords - Colchester Sales

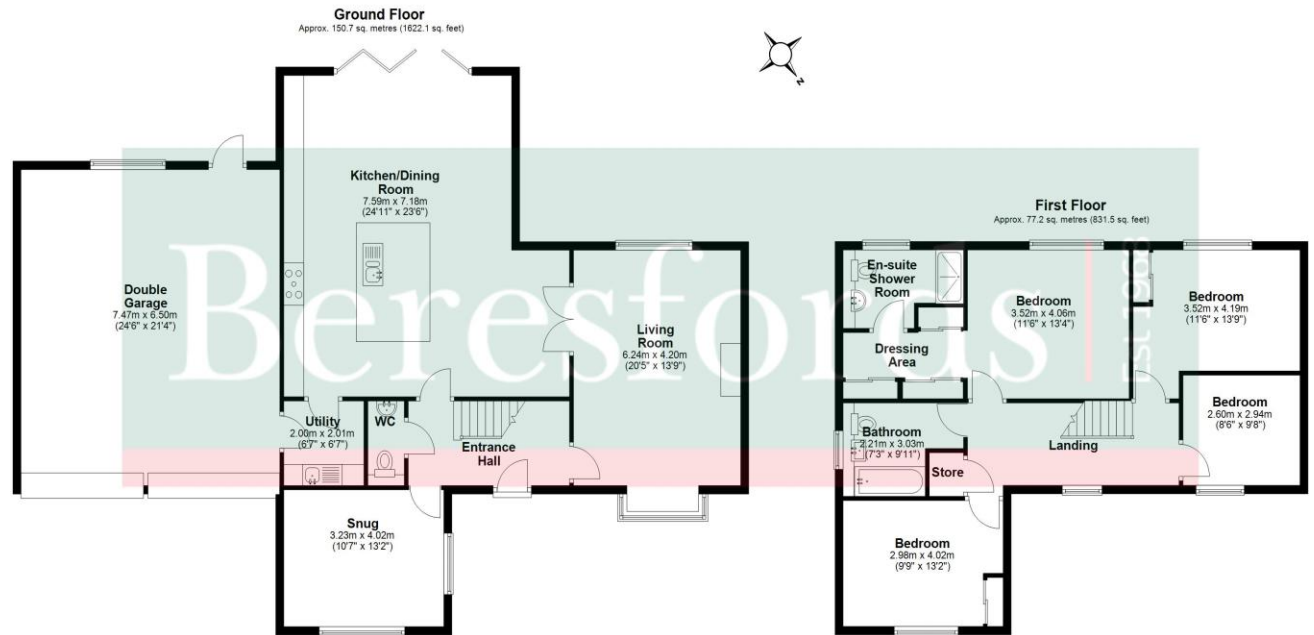
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 92 A      |
| 81-91 | B             | 84 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



Total area: approx. 227.9 sq. metres (2453.6 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

Speedwell Walk, Great Bentley

Our established contacts mean that we can recommend professional local conveyancers to buyers. If we do, we may receive a referral fee of up to £250 from the company we recommend.

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