

Beresfords Est 1968



Beresfords

Offers in excess of £500,000

Freehold | 4 Bed | 2 Bath | House | Detached | Council Tax Band D | EPC D | Ref COS260064

Hedgelands Copford CO6 1YT

A spacious four bedroom detached family home in Copford, offering versatile living with two reception rooms, a conservatory, brand new en-suite to principal bedroom, and integral garage. Benefiting from a generous driveway, private rear garden and excellent access to Marks Tey railway station and the A12.

- Four well-proportioned bedrooms
- Spacious lounge and separate dining room
- Bright conservatory overlooking garden
- Well-equipped kitchen with utility room
- Ground floor cloakroom
- Principal bedroom with newly fitted en-suite
- Landscaped rear garden with decking
- Integral garage with internal access
- Large driveway with scope to extend
- Close to Marks Tey railway station and major road links including the A12



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





Beresfords - Colchester Sales

Beresfords Residential
145 High Street
Colchester
Essex
CO1 1PG

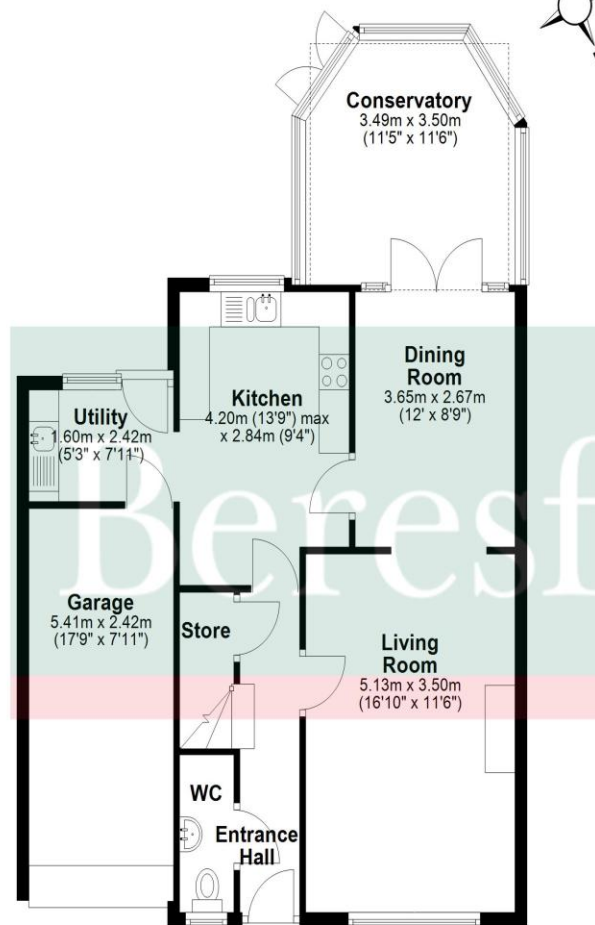
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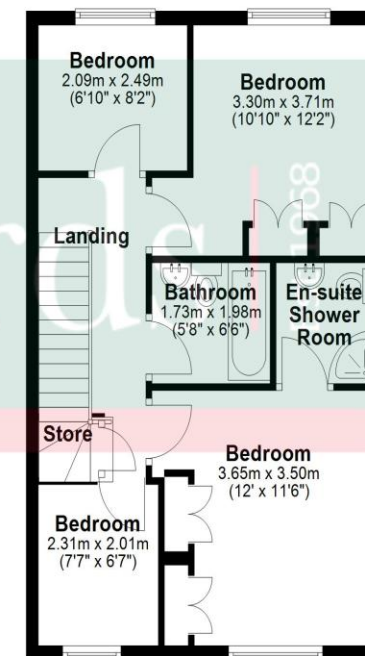
www.beresfords.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Ground Floor
Approx. 79.2 sq. metres (852.9 sq. feet)



First Floor
Approx. 49.8 sq. metres (536.0 sq. feet)



Total area: approx. 129.0 sq. metres (1388.9 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.

Hedgelands, Copford

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