



**TOTAL APPROXIMATE FLOOR AREA :**  
**1804.5 sq ft (167.64 sq mt)**

**House : 1659.5 sq ft (154.17 sq mt)**  
**Garage: 145 sq ft (13.47 sq mt)**

## Woden Avenue, Colchester

Illustration for identification purposes only. Measurements are approximate and not to scale.



**NP** NICHOLAS  
PERCIVAL