

oakheart

£325,000

Guide Price

Allen Aldridge Grove, Stanway



Guide Price: £325,000 - £350,000.

A stylish three-bedroom, two-bathroom semi-detached townhouse, nestled in the highly coveted area of Stanway. Impeccably positioned, this residence provides not only a sophisticated living space but also convenient access to the thriving Stane Retail Park, distinguished schools, the A12, and Marks Tey Station – your gateway to direct trains into London Liverpool Street.

As you step into the inviting entrance hall, a sense of contemporary elegance envelops you. To the right, a versatile formal dining room or study awaits, offering flexibility to cater to your lifestyle needs. Nearby, a conveniently located WC adds practicality to the ground floor. The true heart of this home

lies in the well-appointed kitchen diner, where additional units enhance functionality and storage. French doors effortlessly link the indoor and outdoor spaces, leading to the thoughtfully landscaped rear garden, creating a seamless transition between your living areas.

Ascend to the first floor, where a well-lit landing introduces the expansive lounge – a perfect retreat for relaxation and socializing. The master bedroom, graced with an en-suite, becomes your private sanctuary, elevating your living experience with a touch of luxury.

Continue your journey to the second floor, where a well-designed landing guides you to two generously sized double bedrooms. The stylish family

bathroom, equipped with modern amenities, ensures convenience and comfort for every member of the household.

Step into the meticulously landscaped rear garden, a haven of tranquility boasting an extended patio space, perfect for outdoor entertaining. A lush lawn, strategically placed shed, and side access to the driveway enhance both the practicality and aesthetics of the outdoor space. The driveway, in turn, provides ample off-road parking for multiple vehicles, seamlessly blending convenience with aesthetic appeal.

Agents Note: There is an annual estate charge of approx. £180.













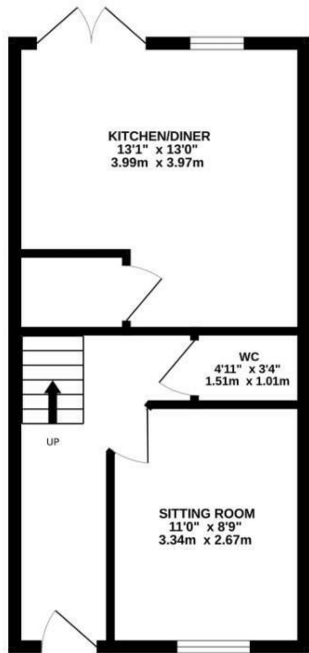


Local Authority:  
Colchester

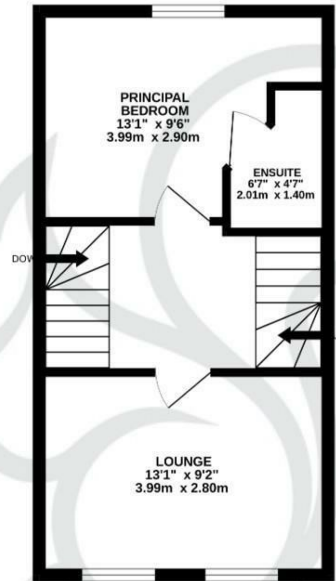
Tenure:  
Freehold

Council Tax Band:  
D

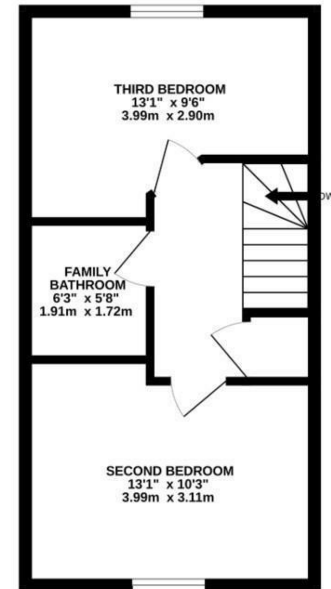
GROUND FLOOR  
358 sq.ft. (33.2 sq.m.) approx.



1ST FLOOR  
334 sq.ft. (31.0 sq.m.) approx.



2ND FLOOR  
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA: 1031 sq.ft. (95.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Oakheart Colchester  
01206 803 308  
colchester@oakheartproperty.co.uk  
2b Cotman Road, Colchester, Essex, CO3 4QJ

**oakheart**