

oakheart

£325,000

Guide Price
London Road, Stanway



Guide Price: £325,000 - £350,000.

A spacious three-bedroom semi-detached home nestled on London Road, Stanway. This property offers a lifestyle of convenience with easy access to local schools, Stane Retail Park, A12, and Marks Tey Station, providing direct trains into London Liverpool Street.

Upon entry, a welcoming porch invites you into the charming abode. The generously proportioned lounge boasts a cozy log burner, creating a warm ambiance for relaxation. Seamless doors lead into the kitchen diner, ideal for family meals and entertaining. Adding practicality to the ground floor is a utility room with a toilet.

Ascending to the first floor, a bright landing guides you to the principal bedroom, providing a serene retreat. Two additional bedrooms offer flexibility for family members or guests. Completing the upper level is a modern family bathroom.

Step outside to discover the delightful rear garden, featuring a mix of patio, lawn, and decking, perfect for outdoor enjoyment. Enhancing the outdoor experience is a fantastic bar, meticulously crafted by the current owners and equipped with power. At the garden's rear, a sizable workshop offers ample storage space and potential for hobbies.

To the front of the property, a driveway provides off-road parking for two vehicles, ensuring convenience for residents and guests alike.











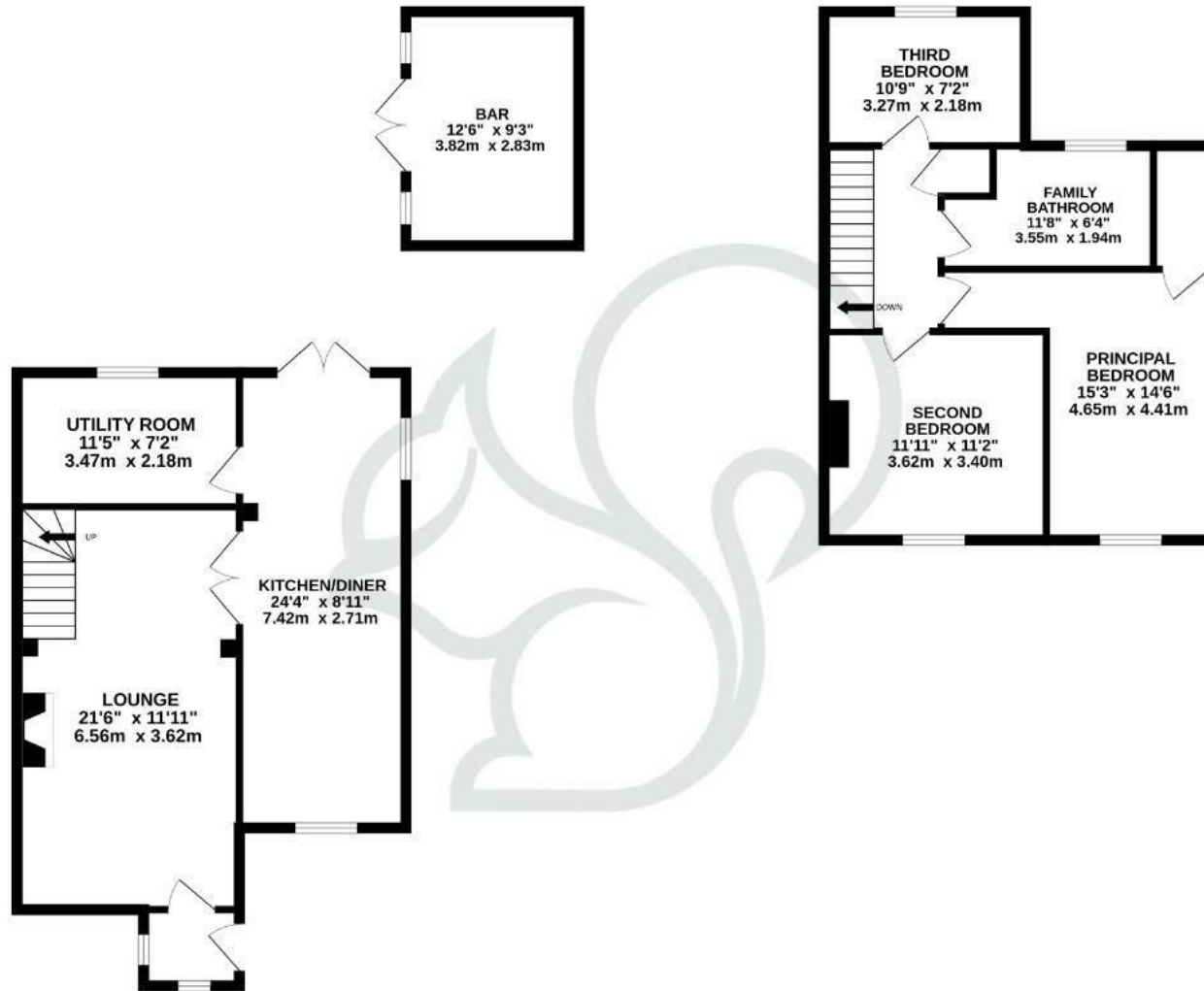






GROUND FLOOR
685 sq.ft. (63.6 sq.m.) approx.

1ST FLOOR
511 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA : 1195 sq.ft. (111.0 sq.m.) approx.

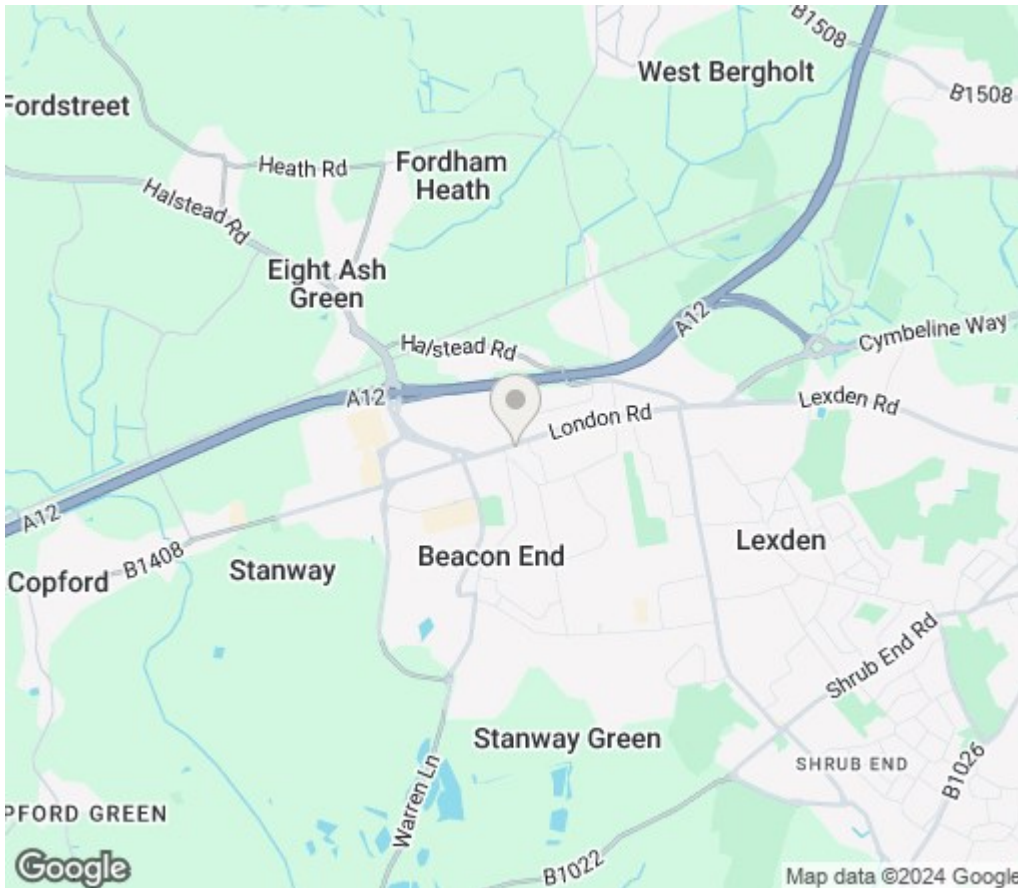
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
B



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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