

oakheart



£300,000

Guide Price

Allen Aldridge Grove, Stanway



Guide Price: £300,000 - £325,000.

A well presented three-bedroom, semi-detached town-house in the highly sought-after Stanway area, ideal for families and professionals alike. Perfectly located, this home offers easy access to top-rated schools, Stane Retail Park for all your shopping needs, and convenient transport links via the A12 and Marks Tey Train Station, which provides direct trains to London Liverpool Street.

Upon entering, you're welcomed by a bright and inviting entrance hall. Leading off the hallway is a spacious open-plan kitchen, living, and dining area—ideal for both everyday family life and entertaining guests. The kitchen offers ample worktop space, a range of sleek cupboards, and appliances to meet all your culinary needs. Large patio doors flood the space with natural light, seamlessly connecting the indoors with the outdoors. The doors open out onto the meticulously landscaped rear garden. A convenient WC is also located on this floor.

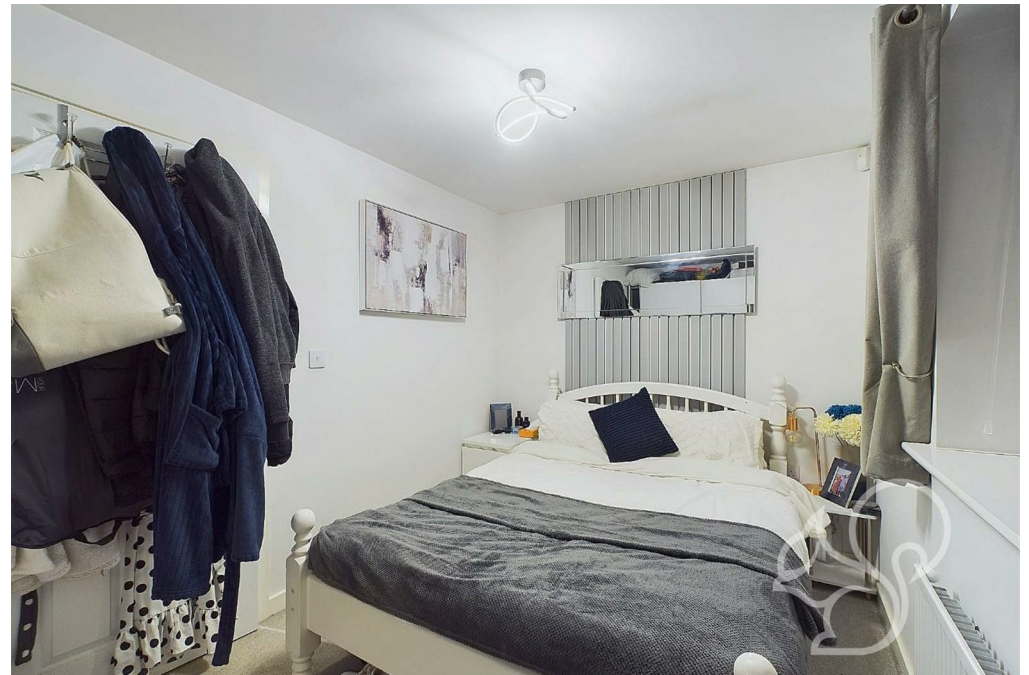
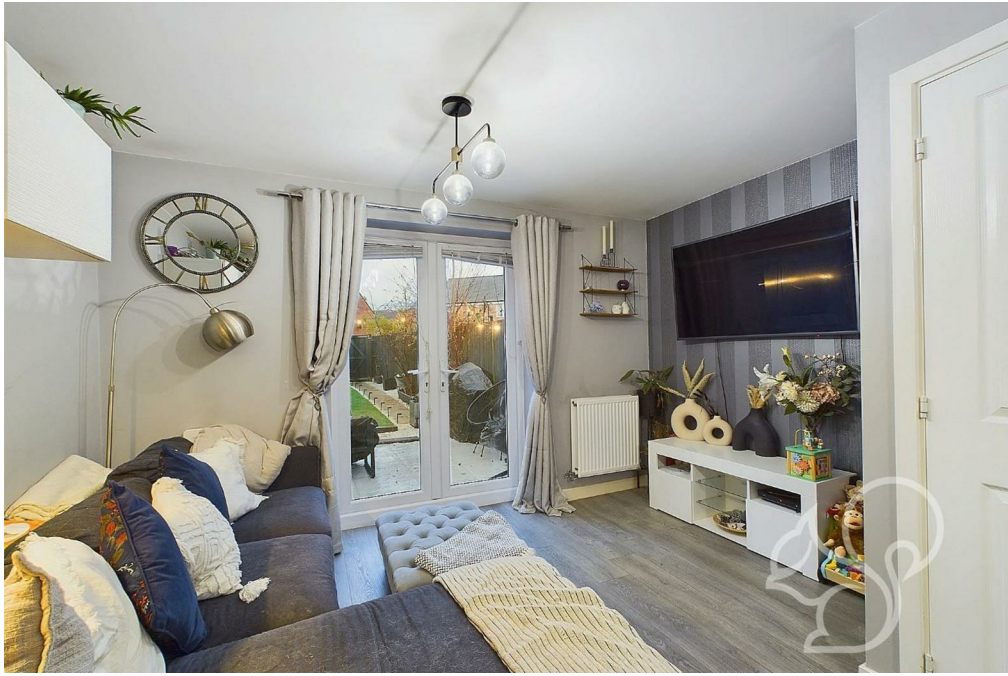
The first floor offers a thoughtful layout, with a central landing leading to two well-proportioned bedrooms and the family bathroom. The first bedroom is a spacious double, offering plenty of room for furnishings and ideal as either a main bedroom or guest room. The second bedroom, currently set up as a nursery. The family bathroom is modern and fully equipped with quality fittings.

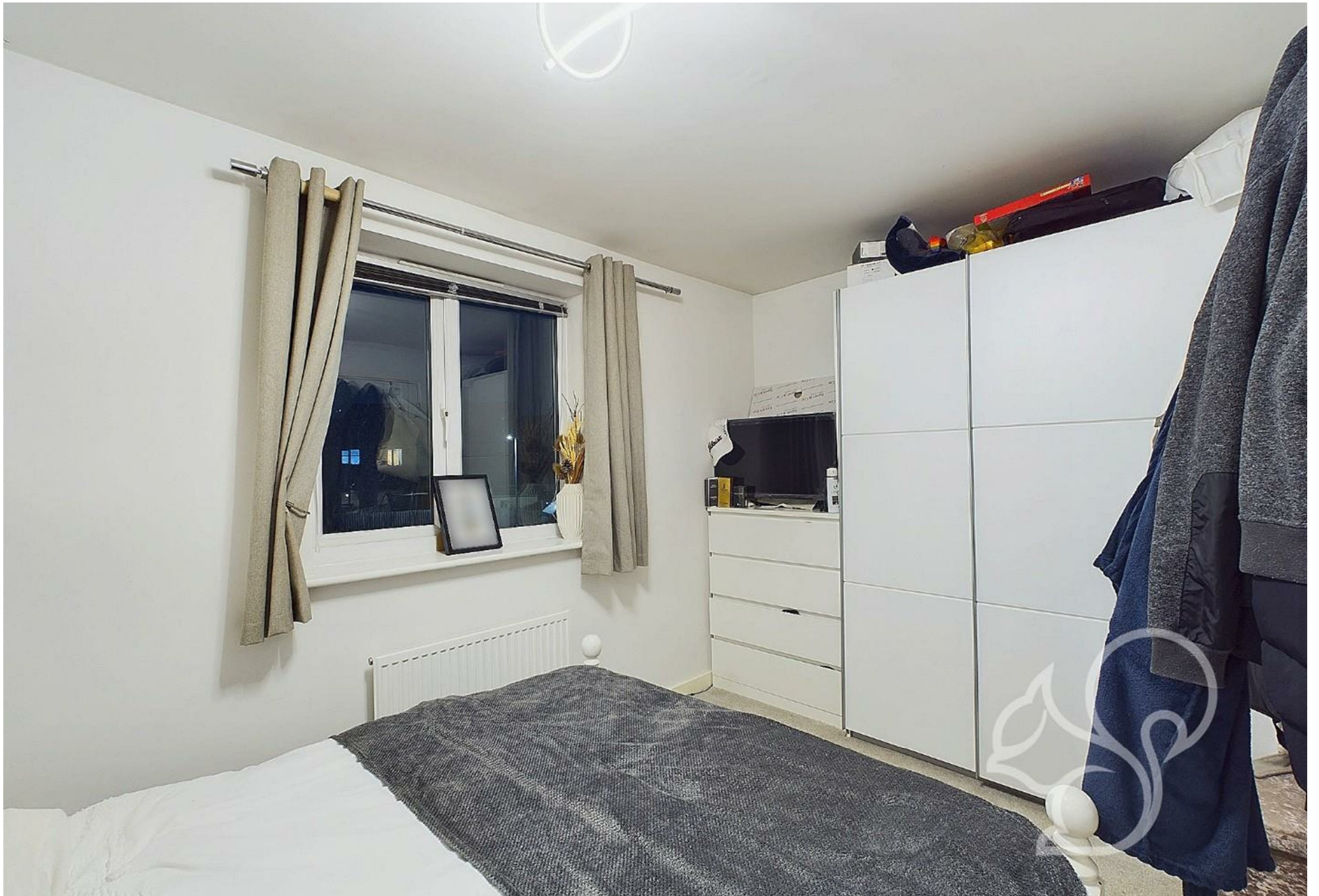
Ascending to the second floor, you'll find a private retreat in the form of the principal bedroom. Accessed via a small landing area with a useful storage cupboard, the bedroom provides ample space for a king-size bed and additional furnishings, with room for wardrobes and storage.

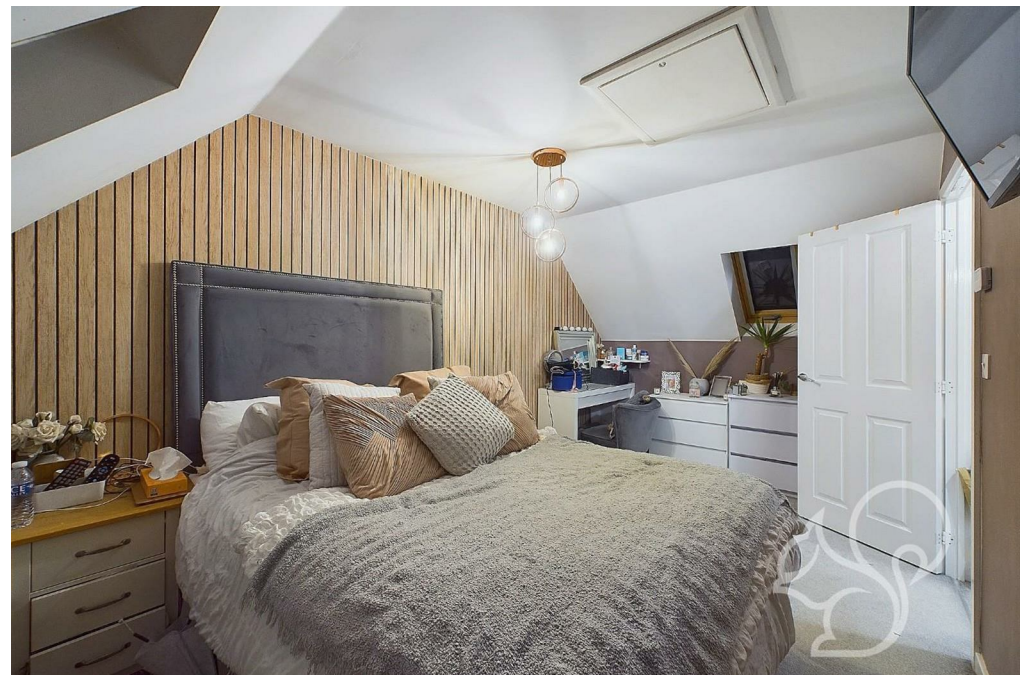
The beautifully landscaped rear garden is designed for low maintenance and enjoyment, featuring extended porcelain tiles, an artificial lawn, a shed, and both side and rear access. You'll have direct access to two allocated parking spaces, ensuring convenience.



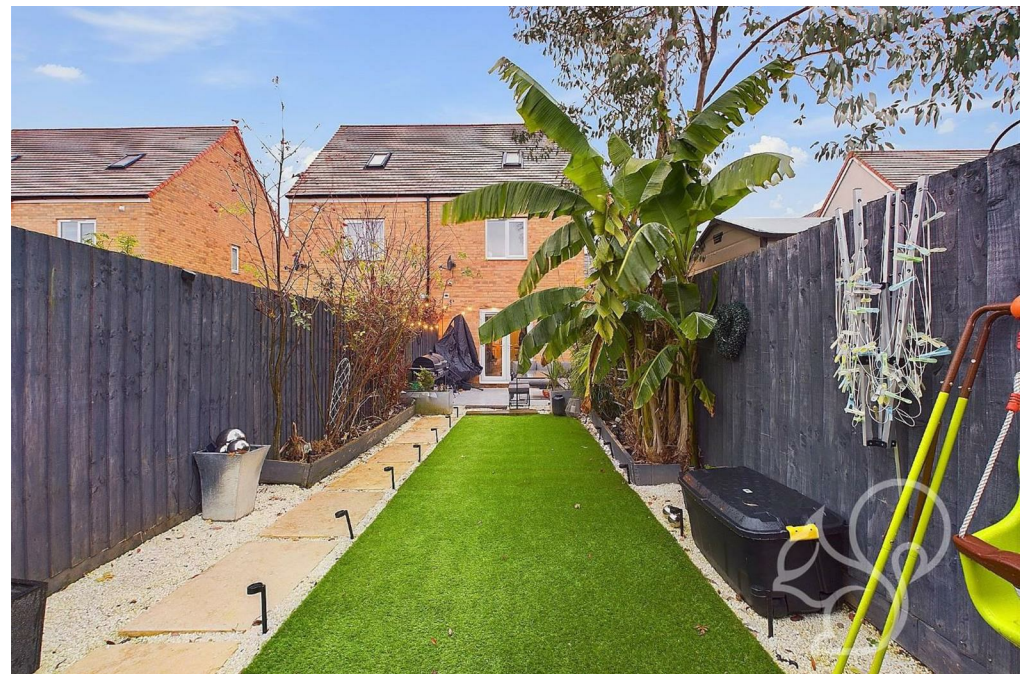








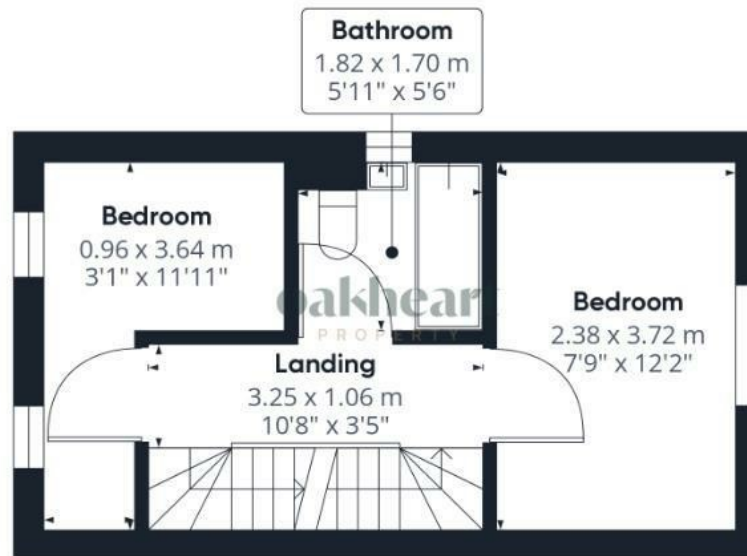








Ground Floor



Floor 1



Floor 2

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Approximate total area⁽¹⁾

61.21 m²

658.87 ft²

Reduced headroom

1.61 m²

17.33 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

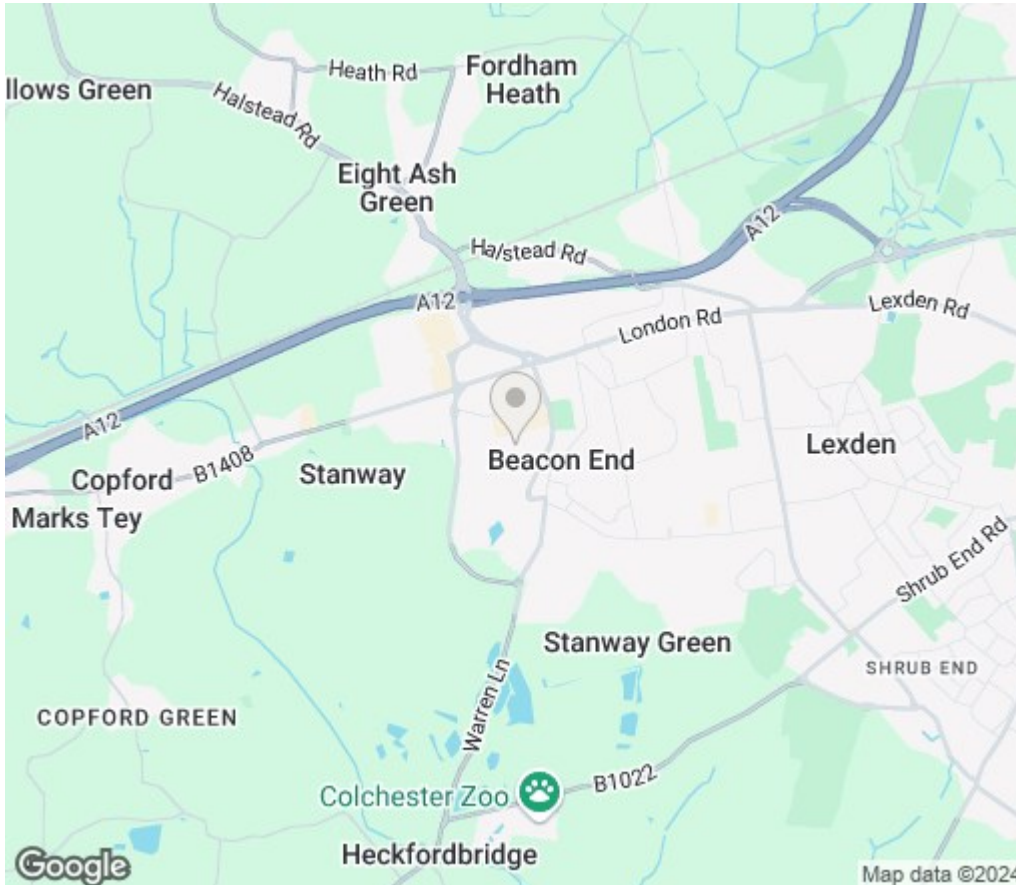
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360


Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
C



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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