

oakheart

£425,000

Guide Price

Giraffe Row, Stanway

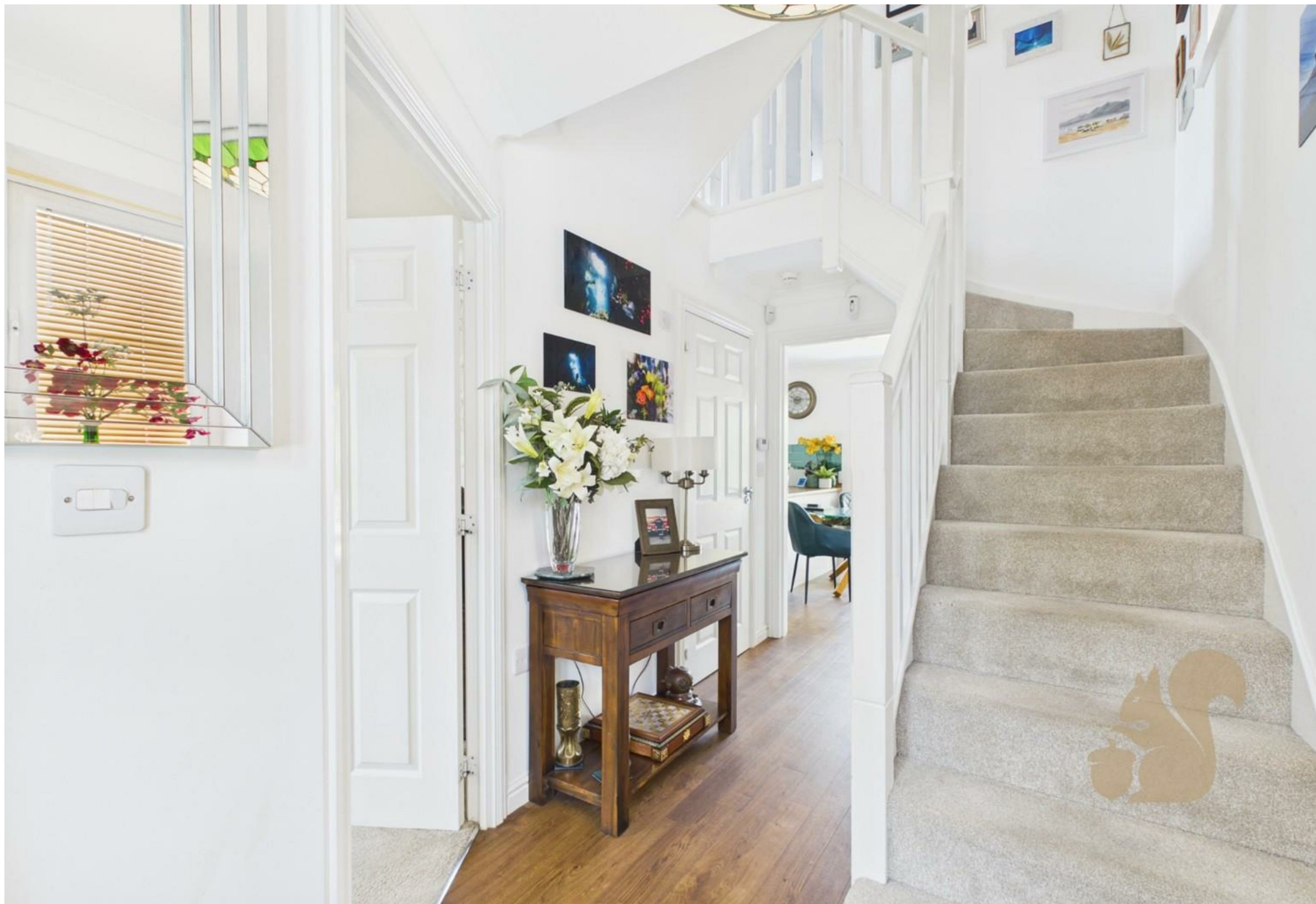


GUIDE PRICE: £425,000 - £450,000.

Occupying a pleasant position on the highly desirable Giraffe Row within Stanway, this spacious and beautifully presented four bedroom, three bathroom link-detached family home is arranged across three floors and offers fantastic living accommodation throughout. Perfectly suited for modern family living, the property enjoys a landscaped

Mediterranean-style garden, garage and driveway parking, whilst being conveniently positioned within easy reach of highly regarded local primary and secondary schools, Stane Retail Park, the A12 and Marks Tey Train Station with direct links into London Liverpool Street.











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GLA[®]
115.56 m²
1243.84 ft²

Total
137.87 m²
1483.99 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom

Below 1.5 m/5 ft
Areas with headroom below 1.52 m/5 ft are excluded

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	83	
(69-80) C		
(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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