



FAIRWAY STIFFORD CLAYS  
 TOTAL FLOOR AREA: 928 sq.ft. (86.3 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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### THINKING OF SELLING OR TRYING TO SELL?

- Family Firm Established since 1980
- Extensive Buyer Register
- All Homes Visibly Marketed from Team Agencies in Essex & LONDON
- Accompanied Viewings
- Excellent photography & Floorplans
- Highly Experienced Agency, 1000's successfully SOLD



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	69 C	76 C
39-54	E		
21-38	F		
1-20	G		



### Fairway, Stifford Clays, Essex, RM16 2AJ | Offers Over: £410,000

- Spacious 3 Bedroom Family home
- Great family Garden and outlook to school field at rear
- Front off Road parking
- Utility Room & Ground Floor W.c
- Great Location for Schools, Shops, Travel



The Consumer Protection from Unfair Trading Regulations 2008 (CPRs). These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

Impressive, extended & spacious 3 Bedroom family home with Large Garden & outlook to school field at rear. Click on our virtual tour for instant visual of this fabulous home with plenty of features, in popular location, well positioned for amenities and travel routes.

Step inside this surprisingly spacious house situated in a sought-after neighbourhood. Boasting three bedrooms, spacious lounge, utility room, ground floor wc, first floor shower room and potential to further extend (s.t.r.c) this property is perfect for families or those seeking extra space. The spacious living room is ideal for relaxing evenings in, while the well presented kitchen is perfect for whipping up delicious meals. Outside, enjoy the large garden, perfect for summer BBQs and alfresco dining. With off-street parking, you'll never have to worry about finding a spot again. Located close to local amenities, schools, and transport links, convenience is key with this property. Don't miss out on the opportunity to make this house your home sweet home.

Check out our 360 walk through virtual tour & Book a viewing today !

Dimensions :

Reception Hallway

Lounge 19'2" x 12'5" max (5.84m x 3.78m max)

Kitchen 12'7" x 7'8" (3.84m x 2.34m)

Utility Room 10'5" x 5' (3.18m x 1.52m)

Lobby

Ground Floor WC 5'9" x 4'9" (1.75m x 1.45m)

Landing

Bedroom 1 11'10" x 11'3" (3.6m x 3.43m)

Bedroom 2 12'4" x 8'8" (3.76m x 2.64m)

Bedroom 3 9'9" x 7' (2.97m x 2.13m)

Shower Room 7'5" x 7'3" (2.26m x 2.2m)

Front off Road Parking

Rear Garden

