

oakheart

£300,000

Guide Price

Allen Aldridge Grove, Stanway

Offered with No Onward Chain at a GUIDE PRICE: £300,000 - £325,000.

Situated within a quiet cul-de-sac on the sought-after Allen Aldridge Grove in Stanway, this spacious and well-presented three-bedroom semi-detached home is arranged over three floors and offered to the market with no onward chain. The property enjoys a highly convenient location, providing excellent access to well-regarded primary and secondary schools, Stane Retail Park, the A12, and Marks Tey Train Station with direct services into London Liverpool Street.

The ground floor accommodation begins with a welcoming entrance hall, leading through to an impressive open-plan kitchen, dining, and living space—perfectly suited to modern family living. The kitchen area is fitted with contemporary units, sleek

worktops, integrated appliances, and a breakfast bar, while the living area benefits from patio doors opening onto the rear garden. This floor also features a convenient downstairs WC and useful under-stairs storage.

On the first floor, the landing provides access to a well-proportioned double bedroom, a modern family bathroom, and an L-shaped single bedroom. Currently utilised as a dressing area, this versatile space would equally serve as a single bedroom or home office.

The second floor is dedicated to a generous principal bedroom, featuring dual aspect Velux windows that flood the space with natural light. Additional storage can be found within the landing cupboard and eaves space above the stairs.

Externally, the property boasts a good-sized, enclosed rear garden with an extended patio area ideal for outdoor entertaining, leading onto a large lawn. A side gate provides access to the parking area, where two allocated parking spaces are located.

Agents Note

An Estate charge is payable to Sapphire Property Management of circa £150pa











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GLA¹⁾
66.9 m²
720.12 ft²

Total
68.15 m²
733.59 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:
C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(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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