



35 Chingford Grove

Elm Tree, Stockton-On-Tees, TS19 0UD

Offers over £325,000



Substantial Four Bedroom Detached Family Home | Over 1,500 Sq Ft | No Onward Chain

An impressive four bedroom detached family home, offering over 1,500 sq ft of spacious and versatile accommodation, occupying a fantastic position within the highly sought-after Elm Tree area of Stockton-on-Tees.

Offered for sale with the significant advantage of no onward chain and vacant possession, this substantial family residence has been carefully maintained throughout and is ready to move straight into, while presenting exciting opportunities for buyers looking to modernise, extend or reconfigure the accommodation to suit their individual requirements.

Positioned on an excellent plot, with the rear of the property enjoying a peaceful cul-de-sac setting, the home combines generous internal proportions, excellent parking and further development potential, making it an ideal choice for growing families seeking a long-term home.



The accommodation begins with a spacious entrance hallway, creating a welcoming introduction to the property and providing access to the principal ground-floor rooms.

The impressive 22ft lounge offers an abundance of space for relaxing and entertaining, with an attractive feature fireplace creating a focal point. Patio doors open directly onto the rear garden, allowing natural light to fill the room and providing a lovely connection between the indoor and outdoor spaces.

A separate dining room offers a dedicated setting for family meals and entertaining, while also providing flexibility for use as an additional sitting room, playroom or home office.

The kitchen is fitted with a range of units and integrated appliances, offering generous preparation and storage space alongside excellent potential for future modernisation or reconfiguration.

A convenient ground floor WC completes the main accommodation, adding practicality for busy family life.

Upstairs, the property continues to impress with four well-appointed bedrooms, providing comfortable and versatile accommodation for families of all sizes.

The principal bedroom benefits from its own private en-suite, while the remaining bedrooms are served by a family bathroom.

With four generously proportioned bedrooms, the layout provides excellent flexibility for children's bedrooms, guest accommodation or dedicated home-working space.

An Excellent Plot With Outstanding Potential

Externally, the property occupies a fantastic position, with an attractive frontage, canopy porch and driveway providing convenient off-road parking.

The integral garage benefits from plumbing and electrics, offering valuable additional parking, storage or workshop space.

For buyers looking to create additional accommodation, the garage presents exciting conversion potential (STPP), with possibilities including a home office, additional reception room, playroom or further living space.

The property also offers scope for extension or further reconfiguration, subject to the necessary planning permissions, making it an excellent opportunity for those wanting a home that can evolve with their family's needs.

To the rear, the low-maintenance garden provides an inviting outdoor space for relaxing, dining and entertaining, with the benefit of a quieter cul-de-sac position.

The location is another significant advantage. Situated within the desirable Elm Tree area, the property is conveniently positioned for a wide selection of local amenities, reputable schools, shopping facilities and excellent road connections, providing easy access across Stockton-on-Tees and the wider Teesside area.

Offering over 1,500 sq ft of accommodation, four bedrooms, two bathrooms, multiple reception rooms and exceptional future potential, this is a substantial family home with plenty to offer its next owners.

With no onward chain, vacant possession and the opportunity to move straight in

Location

Nestled within the highly regarded Elm Tree area of Stockton-on-Tees, Chingford Grove enjoys a peaceful residential setting, combining the charm of an established neighbourhood with excellent everyday convenience.

The surrounding area offers a variety of local shops, supermarkets and amenities, while nearby Elm Tree Woodland and Newham Grange Park provide attractive green spaces for leisurely walks and outdoor recreation. The popular areas of Hartburn and Norton are also easily accessible, offering a fantastic selection of independent cafés, restaurants, boutiques and leisure facilities.

Ideally positioned for access to the A19 and A66, the location provides excellent connections throughout the Tees Valley and beyond, making this a desirable setting for those seeking peaceful surroundings, lifestyle amenities and superb connectivity.

Note

Please find the attached brochure, which includes important material information for prospective purchasers. If you would prefer to receive a digital copy, we would be happy to send it to you by email or WhatsApp upon request.

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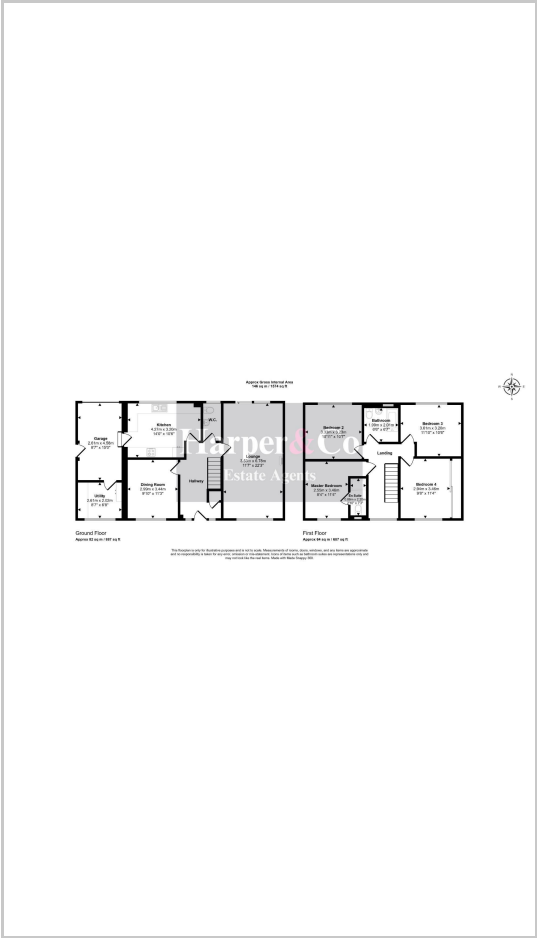
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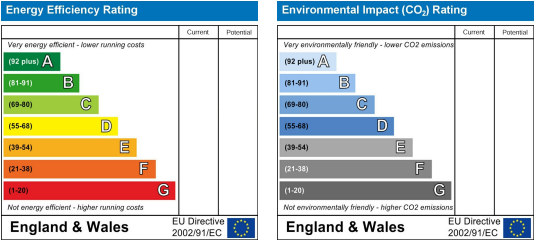
Area Map



Floor Plans



Energy Efficiency Graph



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