

oakheart

£300,000

Offers In Excess Of  
Allen Aldridge Grove, Stanway

Offered with No Onward Chain | Offers In Excess Of £300,000

Occupying a peaceful cul-de-sac position within the highly regarded Allen Aldridge Grove development in Stanway, this beautifully presented three-bedroom semi-detached home offers spacious and versatile accommodation arranged across three floors. Ideally located for families and commuters alike, the property enjoys excellent access to highly regarded schools, Stane Retail Park, the A12 and Marks Tey Station, providing direct links to London Liverpool Street.

The accommodation begins with a welcoming entrance hall leading into the heart of the home, a stylish open-plan kitchen, dining and living area designed for modern-day living. The contemporary kitchen is fitted with sleek cabinetry, quality work surfaces,

integrated appliances and a breakfast bar, while the living space enjoys direct access to the rear garden via patio doors, creating a bright and sociable environment. A convenient ground-floor cloakroom and useful under-stairs storage complete this level.

The first floor offers a generous double bedroom, a modern family bathroom and a versatile L-shaped third bedroom. Currently utilised as a dressing room, this flexible space would make an ideal nursery, home office or guest bedroom.

Occupying the entire second floor, the impressive principal bedroom provides a wonderful retreat, enhanced by dual-aspect Velux windows that fill the room with natural light. Further storage is available within the landing cupboard and eaves space.

Outside, the property benefits from a well-maintained and enclosed rear garden featuring an extended patio, perfect for outdoor dining and entertaining, leading onto a generous lawn. Gated side access leads to the allocated parking area, where two parking spaces are provided.

Agents Note

An estate charge of approximately £150 per annum is payable to Sapphire Property Management.











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Local Authority:  
Colchester

Tenure:  
Freehold

Council Tax Band:  
C

**Energy Efficiency Rating**

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