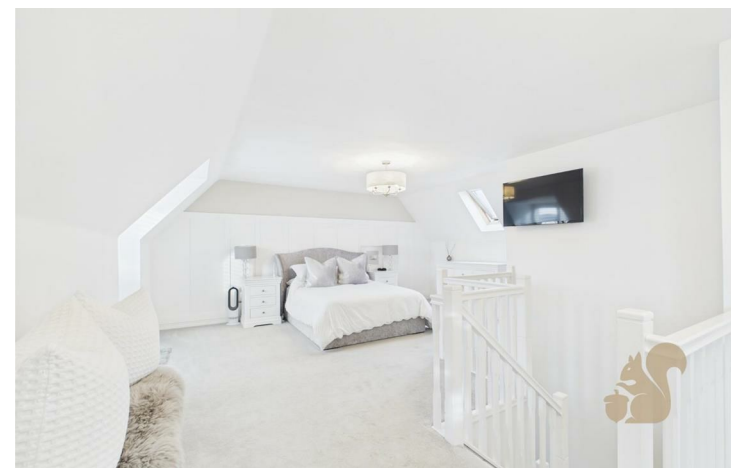


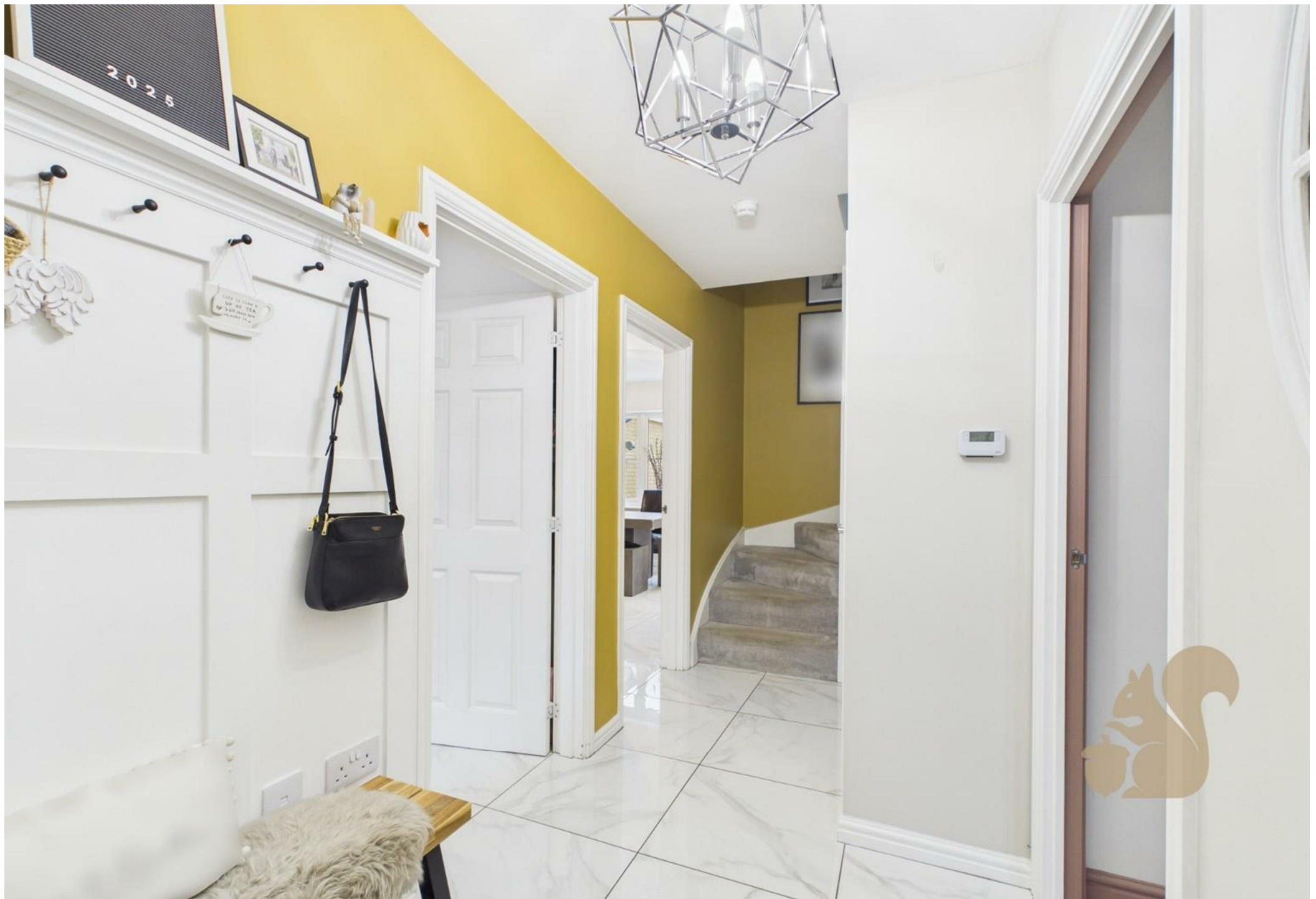
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£575,000

Offers In Excess Of
Penguin Parade, Stanway

Immaculately presented and exceptionally spacious, this double bay-fronted five-bedroom, three-bathroom detached family home spans just under 2,000 sq ft of accommodation (inclusive of the garage). Set across three floors and positioned on the sought-after Penguin Parade in Stanway, the property offers superb access to highly regarded schools, Stane Retail Park, the A12, and Marks Tey Train Station—providing direct links into London Liverpool Street.



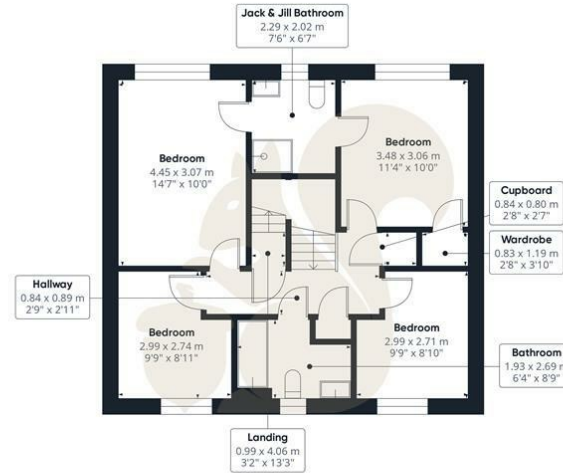








Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

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Approximate total area¹⁾

183.9 m²
1980 ft²

Reduced headroom

2.1 m²
23 ft²

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C 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:
F

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	91
(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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