

oakheart



£300,000

Offers In Excess Of
Allen Aldridge Grove, Stanway

This beautifully presented and generously proportioned three-bedroom terraced home, arranged over three floors, is the perfect choice for a growing family seeking to settle in a sought-after location.

Upon entering the property, you are welcomed by an inviting hallway that leads to a spacious, open-plan lounge and kitchen area. This bright and airy space features French doors that open onto the private rear garden, creating a seamless indoor-outdoor

flow. Additionally, there is a convenient cloakroom on the ground floor.

The first and second floors offer three well-sized bedrooms, providing ample space for family living. A modern family bathroom suite completes the upper levels.

Externally, the property boasts off-road parking and a fully enclosed rear south-facing garden, offering privacy and a

delightful outdoor space to relax or entertain. The rear garden can be accessed through the front and the back.

Located in Stanway, just on the outskirts of the city centre, this home enjoys close proximity to local amenities and excellent transport links via the nearby A120, connecting you effortlessly to Chelmsford and beyond.











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Approximate total area⁽¹⁾

60.29 m²

648.96 ft²

Reduced headroom

2.39 m²

25.75 ft²

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 1.5 m/5 ft.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		98
(81-91) B	85	
(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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