



Beautifully presented throughout, this exceptional family home is ideally situated close to highly regarded schools, local shops, and a wide range of everyday amenities, making it the perfect choice for modern family living. Ready to move straight into, the property offers spacious and versatile accommodation finished to an excellent standard throughout.

Upon entering, you are welcomed by a bright and inviting entrance hallway leading to a convenient cloakroom/WC. The heart of the home is the stunning fitted kitchen, thoughtfully designed with both style and practicality in mind. In addition, the property benefits from two elegant reception rooms, providing ample space for relaxing, dining, and entertaining guests. A generously sized conservatory overlooks the rear garden and offers a wonderful additional living space filled with natural light.

To the upper level, the property boasts four well-proportioned bedrooms, including a superb principal bedroom with ensuite facilities. A modern family bathroom completes the accommodation on this floor.

Externally, the home continues to impress with an absolutely fantastic rear garden that has been beautifully designed to create the ultimate outdoor entertaining space, perfect for family gatherings and summer evenings. Further benefits include a private driveway and garage, providing excellent off-street parking and storage.

Early viewing is highly recommended to fully appreciate the quality, space, and outstanding location this wonderful home has to offer.

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

4 Bed - House - Detached

£290,000

EPC Rating: C

Council Tax Band: E

Tenure: Freehold



Chingford Grove, Stockton-On-Tees, TS19 0UD

- ENTRANCE HALLWAY
- CLOAKROOM/WC
- LOUNGE
- KITCHEN
- SITTING ROOM
- CONSERVATORY
- LANDING
- BEDROOM ONE
- EN SUITE
- BEDROOM TWO
- BEDROOM THREE
- BEDROOM FOUR
- FAMILY BATHROOM



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 74 | 77 |
| | | EU Directive 2002/91/EC | |

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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