



Birch Lane  
Stock Essex CM4 9NA  
Guide Price £850,000 - £900,000

# Birch Lane, Stock, Essex CM4 9NA

GUIDE £850,000 - £900,000

OFFERED WITH NO ONWARD CHAIN. Located in the highly sought-after village of Stock, in a quiet no through road within an easy stroll of the High Street and the Common, is this impeccably presented and designed detached five-bedroom family home. Having the added benefit of a resin bond driveway, parking for several cars in addition to the attached garaging, and a superb rear garden in excess of 110 ft.

On entering the home, you are welcomed into an inviting reception hallway with oak style flooring which continues to a majority of the ground floor, with doors radiating to all ground floor reception rooms. The kitchen/breakfast room overlooks the front elevation and is fitted with an excellent array of high-quality kitchen cabinetry complemented by granite worksurfaces and a range of integrated appliances and ample space for a breakfast table. A door opens into the convenient adjacent utility room with further storage cupboards and plumbing for laundry appliances (which we understand will also remain) and enjoying a useful door to the garden. The hallway also offers a ground floor cloakroom.

To the rear of the home there is a good size family dining room with sliding doors on to the patio area. The ground floor is completed by a spacious sitting room again with sliding doors onto the garden and having a feature stone style fireplace.

To the first floor the size and quality of the interior decoration continues, offering five bedrooms. The principal bedroom suite offers both a series of fitted wardrobes and also a beautifully appointed, fully tiled en-suite shower room. The further four bedrooms, (the fifth currently being used as a home office), are served by the high-quality three-piece family bathroom.

To the exterior the home offers a wonderful un-overlooked rear garden with a large paved patio area edged in red brick, ideal for outdoor dining and entertaining the paving continues to the side of the house where there is gated access to the front driveway. The gardens offer a wonderful opportunity and have been landscaped around a central lawned area and are bordered each side by mature planting which gives year round colour and interest. At the end of the garden is a beautiful Summer House.





**ENTRANCE HALL**

**KITCHEN/BREAKFAST ROOM**

12'8 x 9'8 (3.86m x 2.95m)

**UTILITY ROOM**

**SITTING ROOM**

16'10 x 11'8 (5.13m x 3.56m)

**DINING ROOM**

13'8 x 8'10 (4.17m x 2.69m)

**UTILITY ROOM**

7'8 x 5'8 (2.34m x 1.73m)

**CLOAKROOM/WC**

**FIRST FLOOR LANDING**

**BEDROOM ONE**

14'4 x 11'8 (4.37m x 3.56m)

**EN-SUITE SHOWER ROOM**

**BEDROOM TWO**

11'8 x 10'0 (3.56m x 3.05m)

**BEDROOM THREE**

10'0 x 8'10 (3.05m x 2.69m)

**BEDROOM FOUR**

9'4 x 9'0 (2.84m x 2.74m)

**BEDROOM FIVE**

9'9 x 7'10 (2.97m x 2.39m)

**BATHROOM**

**REAR GARDEN**





# Birch Lane, Stock, Ingatestone, CM4

Approximate Area = 1564 sq ft / 145 sq m (includes garage)

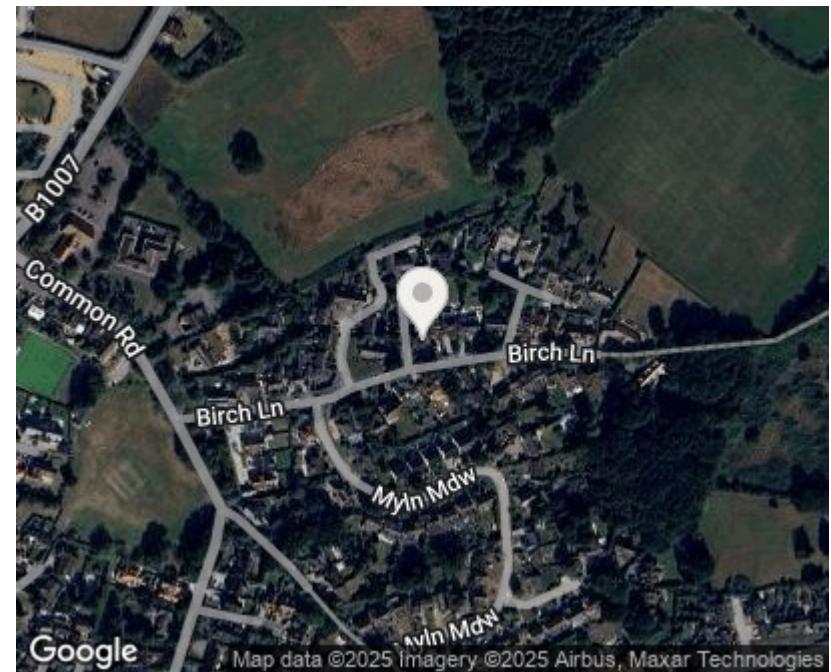
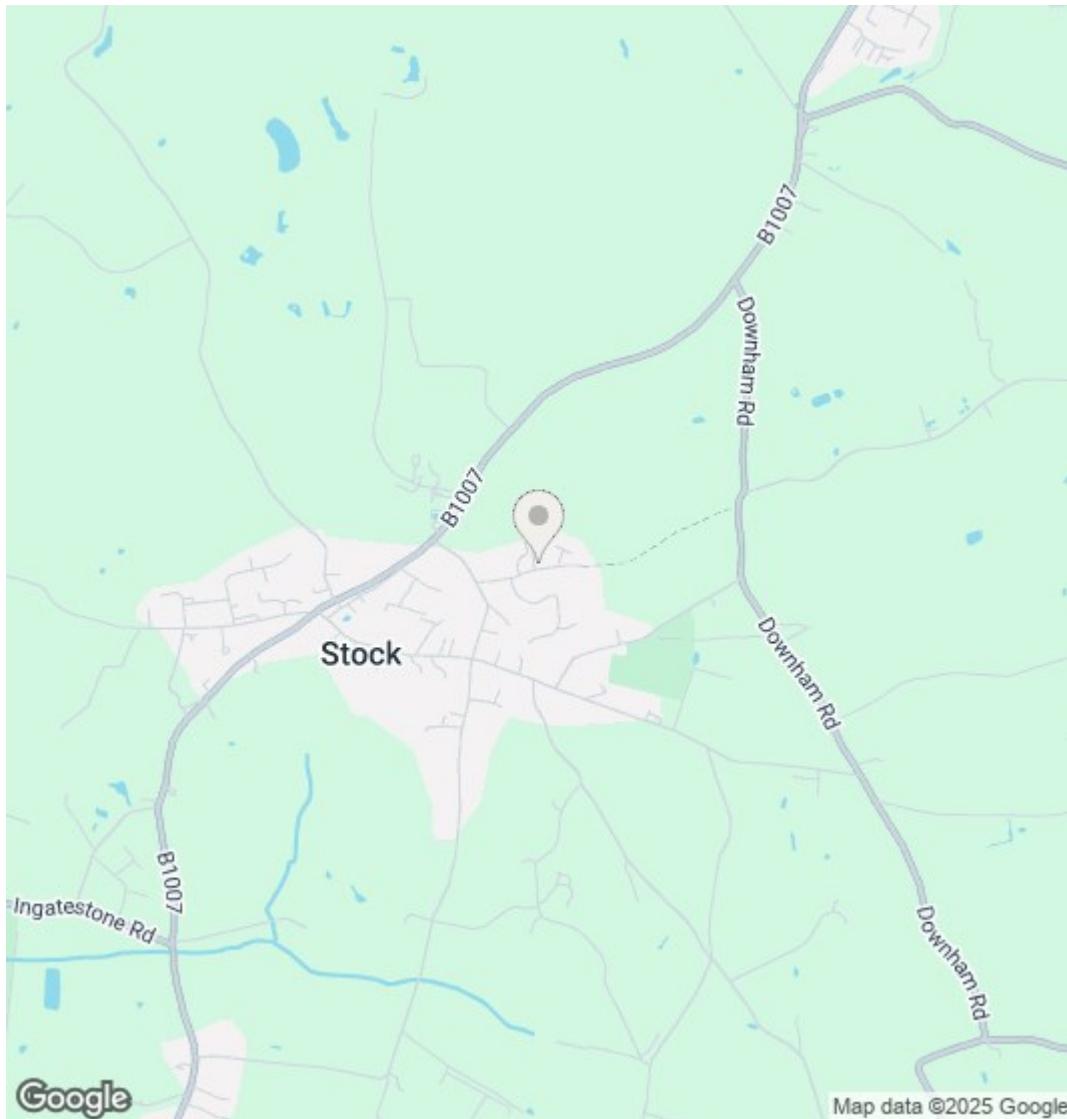
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2022.  
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Certified  
Property  
Measurer



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

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