



Birch Lane
Stock CM4 9NA
Offers In Excess Of £630,000



Birch Lane, Stock, CM4 9NA

A fantastic opportunity to acquire this interesting and deceptively spacious three/four bed property in the centre of the sought after village of Stock, ideally suited for someone who would like to put their own stamp on the finishing of this property. It has been extensively improved and extended by the current owners and the house now offers extremely versatile accommodation over three floors.

The front door leads to a bright and spacious entrance hallway giving access to all reception rooms. The house has undergone substantial work under its current ownership, including new roof, central heating, windows and much more, however, further works are required to complete the property, but when done it will make a great sized family home.

The lounge is a beautifully bright room with bi-fold doors leading to the garden and a door through to the second sitting room, which could be a study, playroom. There is a good size dining room, which could also be a fourth bedroom and separate WC. The kitchen has been extended but needs re-modelling and the extension needs finishing to create a separate garage and utility space. Once complete the kitchen will be a stunning entertaining space with patio doors leading to the private rear courtyard.

To the first floor are two good sized double bedrooms and a new family bathroom, fitted storage to the second bedroom. The principle bedroom is found on the top floor and boasts an en-suite shower room.

Externally the property offers a wrap around un-overlooked garden, enclosed by mature hedges. A large driveway to the front of the property offers ample parking. Offered with NO ONWARD CHAIN, viewing is highly recommended.



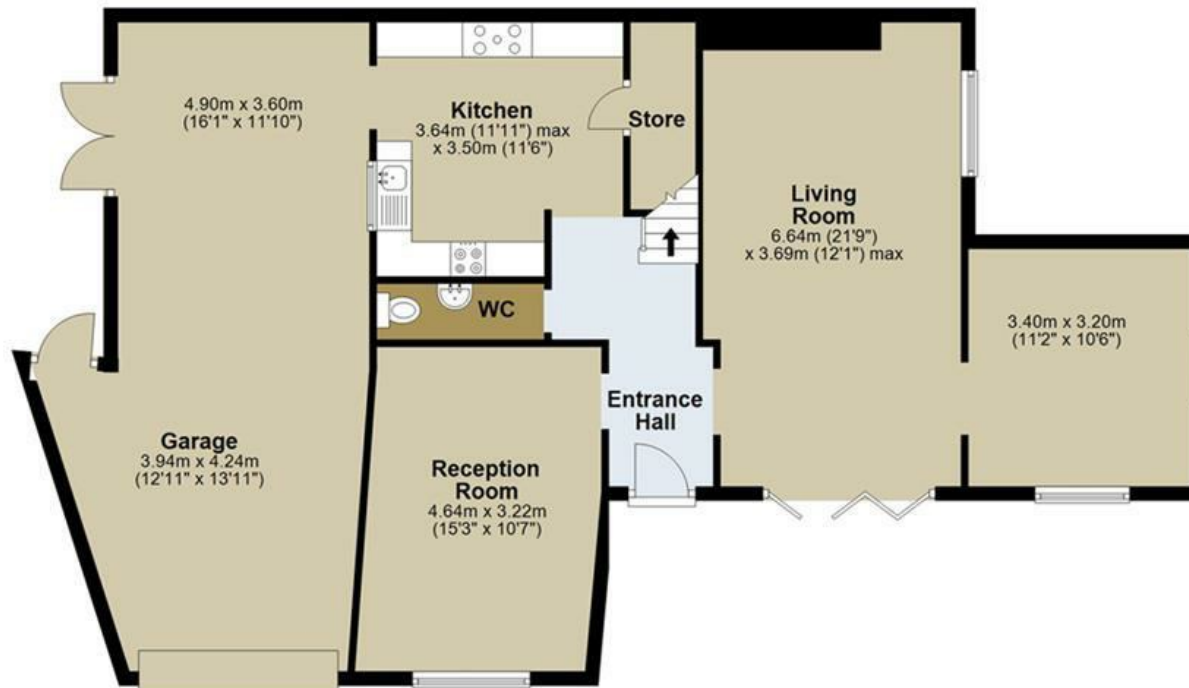






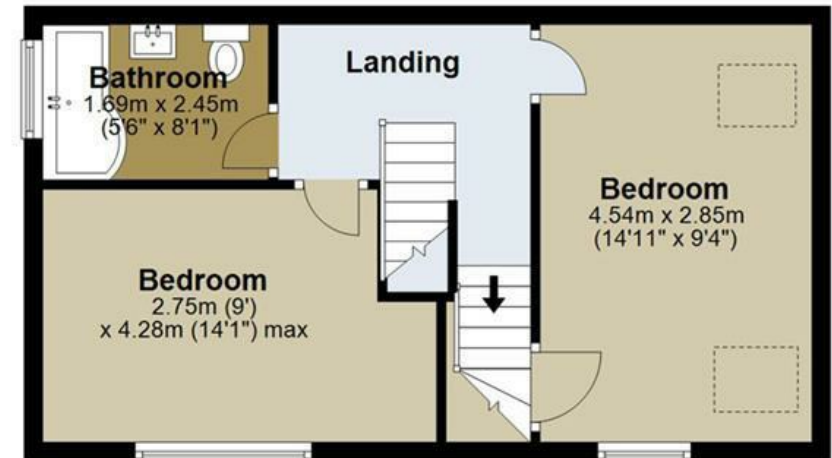
Ground Floor

Approx. 111.5 sq. metres (1199.9 sq. feet)



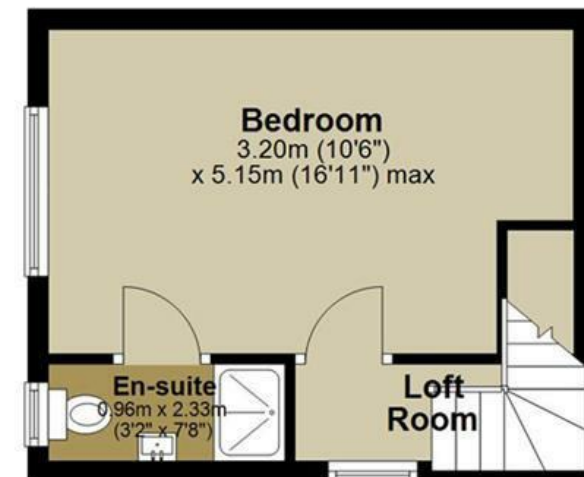
First Floor

Approx. 37.4 sq. metres (402.9 sq. feet)



Second Floor

Approx. 22.0 sq. metres (236.3 sq. feet)





| 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 | | |
| | | 79 |
| | 43 | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | |
| | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

PLEASE CALL 01277 355005 TO ARRANGE A VIEWING
www.walkersestates.co.uk

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