



## 8 Brookmans View, Stock, CM4 9FF

**Chain Free £625,000**

- SECLUDED VILLAGE LOCATION
- DOUBLE-LENGTH GARAGE
- CONSTRUCTED IN 2016
- THREE SPACIOUS BEDROOMS
- IMMACULately PRESENTED
- EN-SUITE & BATHROOM
- OPEN PLAN KITCHEN / DINER
- REMAINING BUILDING WARRANTY UNTIL 2026
- NEARBY STOCK SCHOOL
- VIEWS OVER FIELDS TO REAR ASPECT

Constructed in 2016 by Stonebond and with remaining building warranty until March 2026, this modern and energy efficient family home, has solar panels and a B rating EPC. Presented to an excellent standard, this three bedroom semi-detached property is being offered for sale with NO ONWARD CHAIN. This secluded 'courtyard' development adjoins open fields and is still within walking distance of local pubs & restaurants, Stock Primary School and nearby 300 bus route. Deceptively spacious, the accommodation expands over nearly 1,500 square feet (including double-length garage) and includes a modern open plan / kitchen diner with integrated appliances, part vaulted ceiling with skylight windows and French doors leading to the rear garden. The ground floor also benefits from a hallway with built-in storage, ground floor W.C and triple aspect living room with feature bay window. To the first floor, the landing area is a good size natural light from the side window, bedroom one is an impressive room with vaulted ceiling and fully tiled en-suite shower room, bedroom two is a dual aspect, double room, with views over fields. Bedroom three would make a great guest bedroom or children's room, with space for a double bed. The family bathroom is well appointed with paneled bath and fitted shower screen, wall mounted shower above.



Council Tax Band: E



ENTRANCE HALLWAY

GROUND FLOOR W.C

LIVING ROOM WITH BAY WINDOW

15'4 x 14'1

OPEN PLAN KITCHEN / DINER

16'2 x 15'4

FIRST FLOOR LANDING

BEDROOM ONE

16'5 x 15'4

EN-SUITE SHOWER ROOM

7'3 x 4'8

BEDROOM TWO

11'10 x 10'5

BEDROOM THREE

9'2 x 8'6

FAMILY BATHROOM

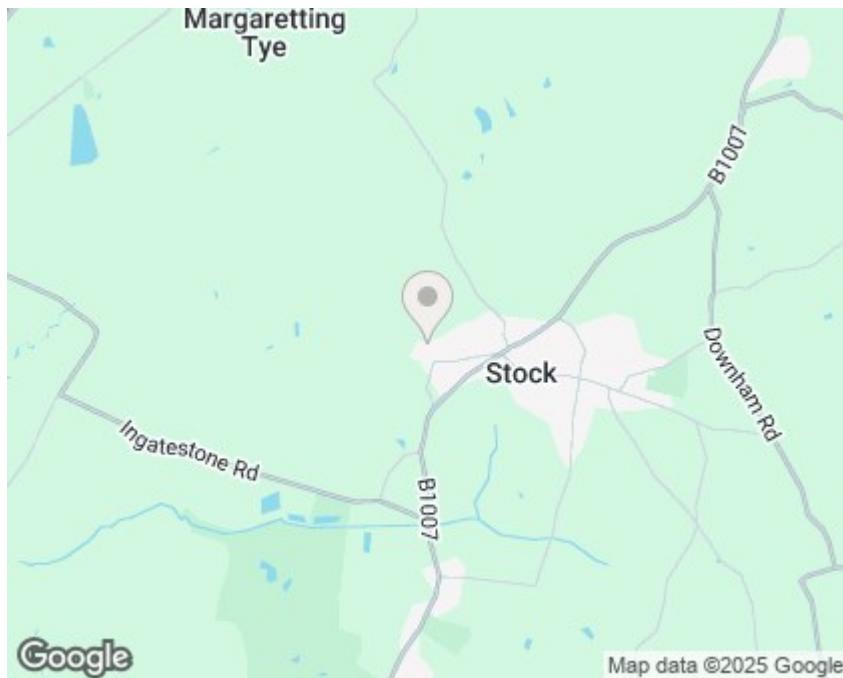
8'3 max x 6'7

OFF ROAD PARKING

ATTACHED GARAGE

24'5 x 9'10





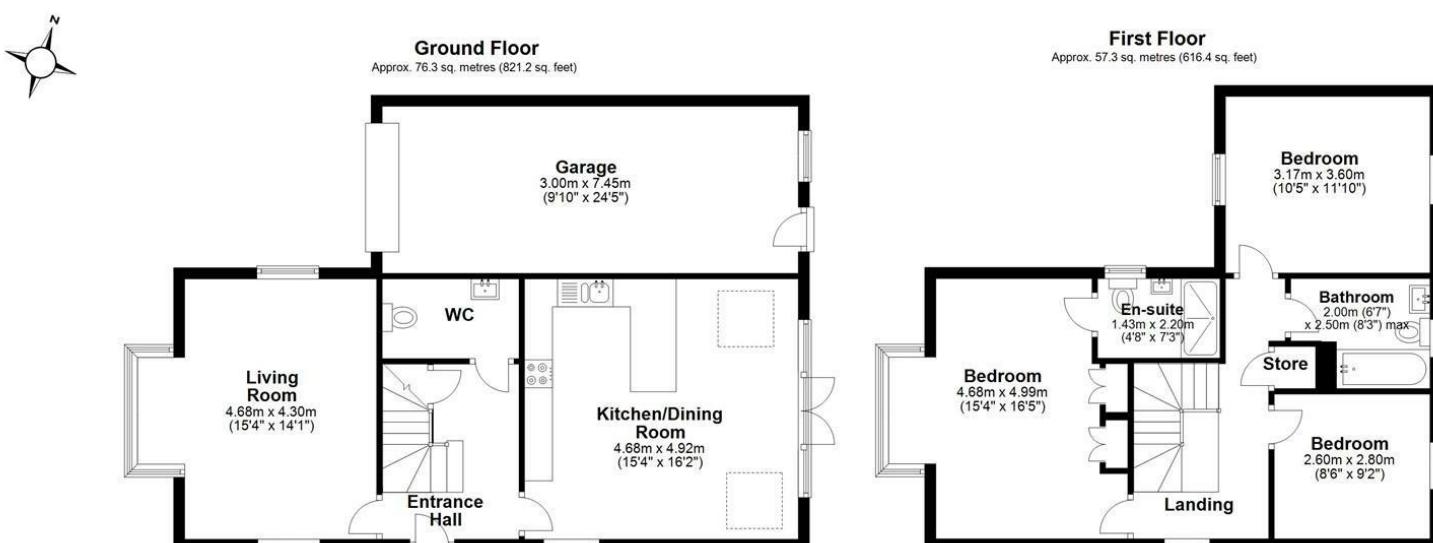
## Viewings

Viewings by arrangement only. Call 01277 626 541 to make an appointment.

## EPC Rating:

B

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		87	88
		EU Directive 2002/91/EC	



Total area: approx. 133.6 sq. metres (1437.6 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Plan produced using PlanUp.

**Brookmans View**