



## Chapel Port Stock Road, Stock, CM4 9PN

### Offers In Excess Of £525,000

- FOUR BEDROOMS
- THREE RECEPTION ROOMS
- FRONT AND REAR GARDENS
- EXTENDED TO FRONT & LOFT
- NO ONWARD CHAIN
- SEMI DETACHED FAMILY HOME
- PARKING FOR TWO CARS
- EN-SUITE & BATHROOM
- CONSERVATORY
- NEAR TO SCHOOLS, SHOPS & 300 BUS ROUTE

A well-proportioned four double bedroom family home, arranged over three floors and extended to the front, offering flexible accommodation throughout and available with NO ONWARD CHAIN. The ground floor comprises a lounge, separate dining room, conservatory and kitchen, providing good living space for day-to-day use. There is also a useful ground floor W.C. To the upper floors are four genuine double bedrooms. The top floor is dedicated to the main bedroom, which benefits from an ensuite and dressing area. The remaining bedrooms are served by a family bathroom. Externally, the property offers a unique layout. To the rear is a courtyard-style garden with two parking spaces beyond. In addition, there is an approximate 100ft frontage which has been enclosed and is currently being used as a secure garden area. The property is presented in good condition throughout and offers a practical layout in a convenient location.



Council Tax Band: D



Living Room  
17'7 x 12'5

Dining Room  
11' x 9'9

Kitchen  
11' x 8'10

Conservatory  
9'9 x 9'

Downstairs W.C

First Floor

Bathroom  
7'2 x 7'1

Bedroom 2  
11'9 x 11'5

Bedroom 3  
11'5 x 10'8

Bedroom 4  
12 x 7'2

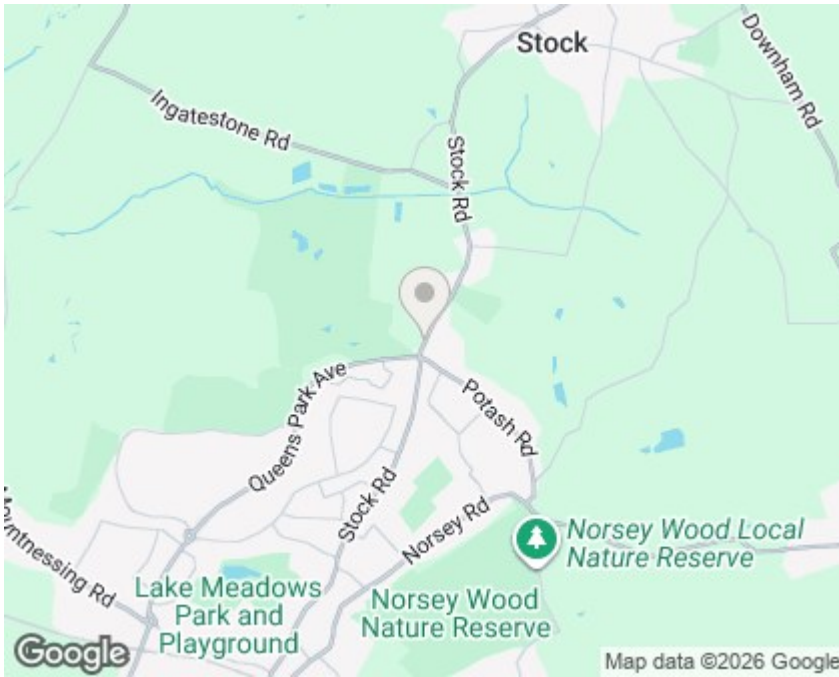
Second Floor

Master bedroom  
16' x 11'9

En-suite  
8'5 x 3'7

Eaves Storage





## Viewings

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

## EPC Rating:

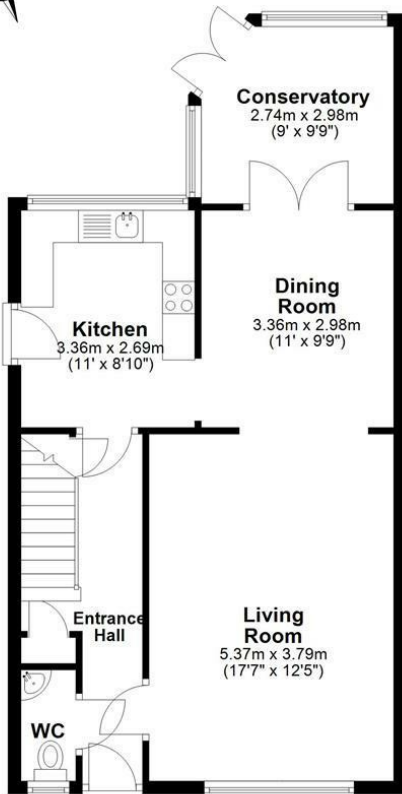
C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	79
(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	



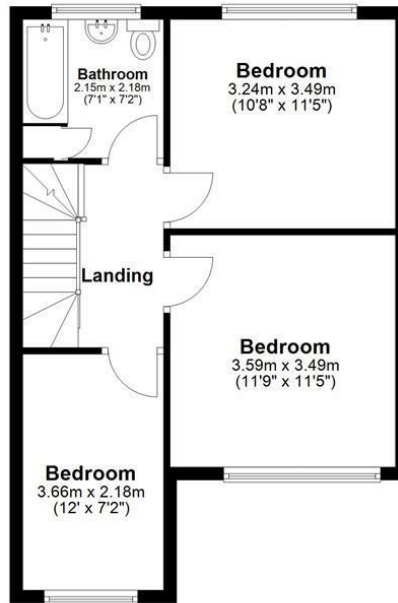
### Ground Floor

Approx. 59.0 sq. metres (635.5 sq. feet)



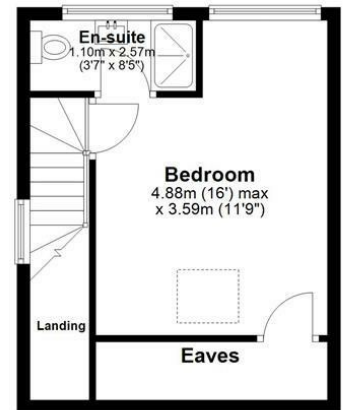
### First Floor

Approx. 44.2 sq. metres (475.6 sq. feet)



### Second Floor

Approx. 27.1 sq. metres (291.7 sq. feet)



Total area: approx. 130.3 sq. metres (1402.8 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Chapel Porth