

FOR SALE
£499,000



Ermin Street, Stockcross

DESCRIPTION

A charming and delightful period cottage originally built in 1850 and extended in the 1970's to provide an excellent spacious family home situated in this very well sought after village of Stockcross.

INTERNAL VIEWING HIGHLY RECOMMENDED - NO ONWARD CHAIN

The property has been very well maintained by its current owner and provides spacious accommodation throughout comprising:- large front porch, lounge with feature fireplace with electric fire, exposed floor timbers and French doors opening to a large fitted kitchen/dining room. Off the kitchen there is a rear porch with cloakroom and a second set of French doors leading to the conservatory with doors leading to a lovely garden. On the first floor there is a spacious landing leading to three double bedrooms and a good size family bathroom with roll top bath and a separate shower with top of the range Marlborough wall tiles.

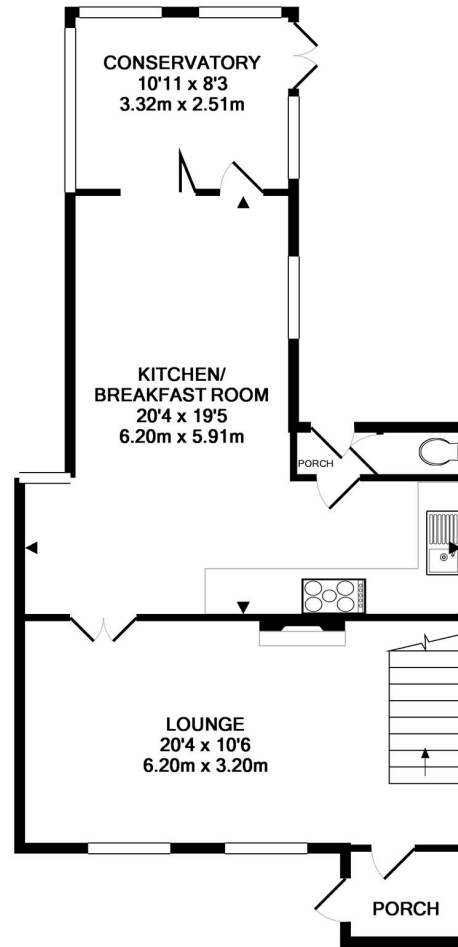
To the outside front of the cottage there is a small garden with well stocked flower and shrub borders, all of which is enclosed by picket fencing with access through a gate to the front. There is also gated side access to the rear garden.

The rear garden is very pretty with a good sized patio leading to the lawn which has well stocked flower and shrub borders. The garden is fully enclosed offering a high degree of privacy. The pathway that leads up the garden brings you to two single garages which have substantial loft storage and a loft ladder. To the left of the neighbouring cottage there is a shared access driveway leading to the garages and an additional car parking space.

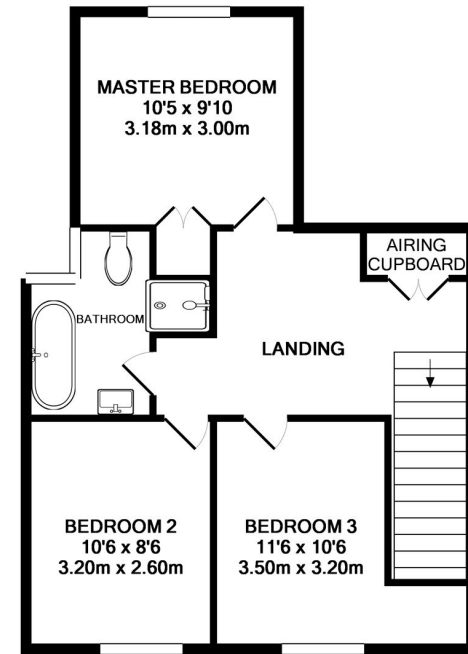


ENERGY EFFICIENCY RATING

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



GROUND FLOOR
APPROX. FLOOR
AREA 600 SQ.FT.
(55.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 483 SQ.FT.
(44.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1084 SQ.FT. (100.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- **NO ONWARD CHAIN**
- **Entrance porch**
- **Spacious lounge with feature fireplace**
- **Good size kitchen/breakfast room**
- **Conservatory**
- **Three double bedrooms**
- **Modern bathroom with separate shower cubicle**
- **Enclosed rear garden**
- **Off road parking**
- **Two single garages**
- **Sought after village location**



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