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35 Chingford Grove

Elm Tree, Stockton-On-Tees, TS19 0UD

Offers over £325,000

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Spacious Four Bedroom Detached Family Home | Over 1,500 Sq Ft | No Onward Chain | Excellent Future Potential

An excellent opportunity to acquire this substantial four bedroom detached family home, occupying a fantastic position within the highly sought-after Elm Tree area of Stockton-on-Tees. Offering over 1,500 sq ft of generous and versatile living accommodation, this impressive property provides an ideal opportunity for growing families looking for a spacious home in a well established and desirable residential location.

Offered for sale with the significant advantage of no onward chain and vacant possession, the property has been well maintained throughout and offers comfortable accommodation ready to enjoy, while providing excellent scope for modernisation and further improvements to suit individual tastes and requirements.







The property benefits from generous room proportions, multiple reception rooms, four well appointed bedrooms and an integral garage, together with a low maintenance rear garden and driveway parking. With the additional potential to extend or reconfigure the existing accommodation, subject to the necessary permissions, this is a home that offers both immediate practicality and exciting possibilities for the future.

Internally, the accommodation begins with a welcoming entrance hallway providing access to the principal ground floor rooms.

The impressive 22ft lounge is a particular highlight of the property, offering an abundance of space for comfortable family living and entertaining. A feature fireplace creates an attractive focal point, while patio doors open directly onto the rear garden, allowing natural light to flow through the room and providing an excellent connection between the internal and external spaces.

A separate dining room provides a dedicated area for family meals and entertaining, with generous proportions offering flexibility for a variety of uses, including an additional sitting room, playroom or home office.

The kitchen is fitted with a range of wall and base units, integrated appliances and ample worktop and storage space. Offering a practical layout for everyday use, the room also presents an excellent opportunity for buyers looking to introduce a more contemporary finish or explore alternative configurations in the future.

A convenient ground floor WC completes the downstairs accommodation.

To the first floor, the property offers four well proportioned bedrooms, providing comfortable and flexible accommodation for families of all sizes.

The principal bedroom benefits from its own en-suite facilities, while the remaining bedrooms are served by a separate family bathroom. The versatility of the bedroom accommodation makes the property particularly appealing to growing families, with space for children, guests or those requiring a dedicated area to work from home.

Externally, the property occupies an excellent plot with an attractive frontage, canopy porch and driveway providing convenient off-road parking.

The integral garage benefits from plumbing and electrics, providing valuable additional storage or parking space. For buyers looking to maximise the available accommodation, the garage also offers exciting potential for conversion into an additional reception room, home office or further living space, subject to the necessary planning permissions and building regulations.

To the rear, the property benefits from a low maintenance garden, offering a pleasant outdoor space for relaxing, entertaining and enjoying the warmer months. With direct access from the lounge and the benefit of a quieter cul-de-sac setting to the rear, the garden provides an attractive extension of the main living accommodation.

The property also offers potential for further extension or reconfiguration, subject to the necessary consents, making it an excellent choice for buyers looking for a long term family home that can adapt to their changing requirements.

Combining generous internal accommodation, an excellent plot and a highly desirable residential location, this substantial detached home offers an opportunity for purchasers seeking space, flexibility and future potential.

With over 1,500 sq ft of accommodation, four bedrooms, two bathrooms, multiple reception rooms and the significant benefit of no onward chain

Location
Situated within the highly regarded Elm Tree area of Stockton-on-Tees, Chingford Grove enjoys a pleasant and established residential setting, popular with families and those looking for convenient access to local amenities.

The surrounding area offers a wide selection of everyday facilities, including local shops, supermarkets, schools and recreational amenities. Nearby Elm Tree Woodland and Newham Grange Park provide attractive green spaces for walking and outdoor activities, while the popular areas of Hartburn and Norton are also within easy reach, offering a further selection of independent shops, cafés, restaurants and leisure facilities.

The property is ideally positioned for access to the A19 and A66, providing excellent road connections throughout Stockton-on-Tees, Middlesbrough, Darlington and the wider Tees Valley, making this an appealing location for commuters and families alike.

Note
Please find the attached brochure, which includes important material information for prospective purchasers. If you would prefer to receive a digital copy, we would be happy to send it to you by email or WhatsApp upon request.

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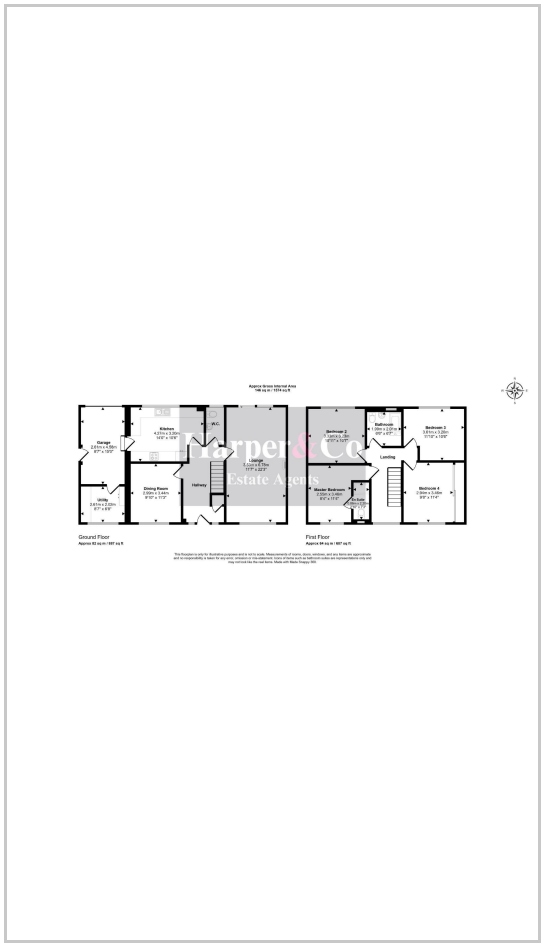
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Money Laundering Notice
In accordance with Anti-Money Laundering Regulations, all purchasers are required to complete identity and AML verification checks as part of the sales process. A fee of £30 per person applies for these checks. We appreciate your cooperation in helping us meet our legal obligations.

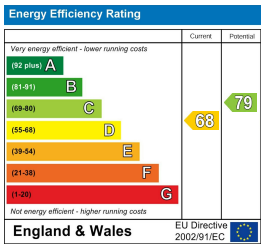
Area Map

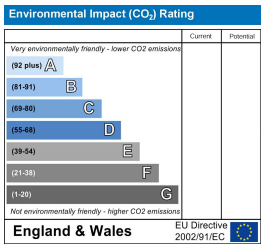


Floor Plans



Energy Efficiency Graph





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