

Est. 1995

HUNT ROCHE

The Estate Agent



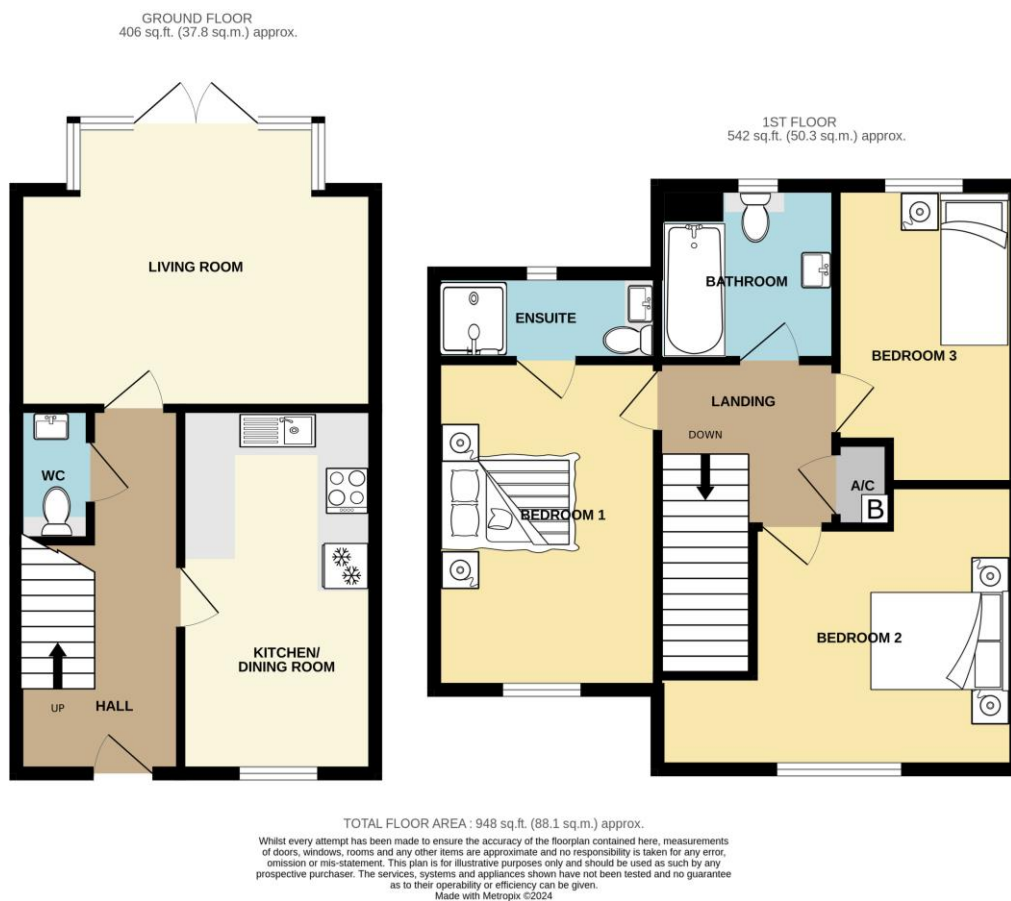
Asking Price: £385,000

(Plot 22) 4Stubbs Gardens, off Alexandra Road, Great Wakering, Essex, SS3 0FW



BRAND NEW HOME! This stunning three-bedroom home perfectly blends modern design with everyday practicality. The stylish kitchen/diner features sleek cabinetry and comes fully equipped with high-quality appliances. The spacious living room boasts French doors set in a bay window, opening to a west-facing rear garden—ideal for enjoying sunny days.

A ground floor cloakroom/WC adds convenience. The main bedroom benefits from its own ensuite shower room, while the remaining bedrooms share a contemporary three-piece family bathroom. Outside, you'll find off-road parking with a covered carport for added ease. Located in the peaceful Woking Village, this home is just a short walk from local shops and bus routes. With a 10-year BuildZone warranty and solar panels for energy efficiency, this brand-new home offers the perfect combination of comfort, style, and peace of mind.



Discover the best of village life at Stubbs Gardens:

Nestled within a vibrant new development in the heart of Great Woking, this stunning new home offers the perfect combination of village charm and modern convenience. Enjoy the peace of mind that comes with a brand-new build, free from costly surprises, and the benefits of cutting-edge energy efficiency, including built-in solar panels for eco-friendly living.

This home features a covered carport for added convenience and ample parking. Inside, the beautifully crafted design blends energy-efficient features with luxurious modern living. The fitted kitchen/diner is equipped with top-of-the-line appliances, including an oven, integrated fridge/freezer, and washing machine. The living room is bathed in natural light from generous square bay windows and French doors that open to a west-facing garden, creating the perfect space for enjoying sunny afternoons.

Upstairs, the main bedroom benefits from a private ensuite shower room, while the remaining two spacious bedrooms share a contemporary family bathroom. A convenient ground floor cloakroom/WC adds practicality to the home.

Located in an attractive semi-private cul-de-sac within Woking Village, this property is ideally positioned close to local shopping facilities and bus routes. The west-facing garden provides a tranquil outdoor retreat, making it an ideal space for family life.

With direct rail links from nearby Sharnbrook to London Fenchurch Street in just 60 minutes, commuting is a breeze. The area offers excellent state and independent schools, with a mix of historic and modern homes, contributing to the community's unique charm.

Enjoy local amenities and leisure activities, including nearby beaches and Southend's attractions. Convenient access to major roads and public transport, along with easy connections to train stations, makes commuting and travel hassle-free. For international travel, London Stansted Airport is just an hour away by car.

Entrance via: Glazed canopied porch to composite door inset with double glazed insert through to;

Reception Hallway:: 15'6" (4.72) x 7' (2.13) Staircase to first floor accommodation with spindle balustrade. Panelled doors to Living Room and Kitchen/Diner. Radiator. Small under stair storage recess. LVT flooring. Smooth plastered ceiling. Further door to;

Guest Ground Floor Cloakroom/WC:: 5'8" x 3'2" (1.73m x 0.97m) The white two piece suite comprises concealed cistern dual flush wc and vanity wash hand basin with mixer tap over and storage cupboard under. Radiator. Tiling to dado level. LVT flooring. Smooth plastered ceiling with some restricted head height.

Living Room: 15'3" (4.65) x 14'1" (4.3) (into bay) Feature square double glazed bay windows to rear with pair of windows to side inset with openers with a pair of french doors opening to the WEST facing rear garden with matching side panels. Radiator. Smooth plastered ceiling.

Dual aspect Kitchen / Diner: 15'6" (4.72) x 7'9" (2.36) Double glazed window to front aspect. The Kitchen is fitted with a beautiful range of light coloured 'Shaker style' cabinets with laminate working surfaces over inset with stainless steel single drainer sink unit with mixer tap over. The appliances include built in 'Bosch' electric oven with electric hob over with wall mounted stainless steel extractor canopy over with stainless steel splashback. Integrated upright fridge/freezer. Under counter 'Candy' washing machine. LVT flooring. Radiator. Smooth plastered ceiling inset with recessed lighting to Kitchen area.

The First Floor Accommodation Comprises

Landing: 7' x 6'11" (2.13m x 2.1m) Panelled doors off to Bedrooms and Family Bathroom. Further panelled door to 'airing/storage cupboard' with wall mounted 'Ideal boiler'. Radiator. Smooth plastered ceiling with access to loft space.

Bedroom One: 14'1" x 9'6" (4.3m x 2.9m) Double glazed window to front aspect. Radiator. Smooth plastered ceiling with access to loft space. Panelled door to;

Ensuite Shower: 9'5" x 4' (2.87m x 1.22m) Obscure double glazed window to rear aspect. The white suite comprises shower enclosure with integrated shower unit with drencher style shower head over, concealed cistern dual flush wc and vanity wash hand basin with mixer tap over and storage cupboards under. Partly tiled walls. LVT flooring. Radiator. Smooth plastered ceiling inset with recessed lighting.

Bedroom Two: 15'3" (4.65) (4.65) (into recess) x 11'11" (3.63) (3.63) (max) Double glazed window to front aspect. Radiator. Smooth plastered ceiling.

Bedroom Three: 12'10" (3.9) (max) x 7'10" (2.4) (12'10" (3.9) (max) x 7'10" (2.4)) Double glazed window to rear aspect. Radiator. Smooth plastered ceiling.

Family Bathroom: 7'4" (2.24) x 6'3" (1.9) (max) (7'4" (2.24) x 6'3" (1.9) (max)) Obscure double glazed window to rear aspect. The white suite comprises panelled enclosed bath with mixer tap, concealed cistern dual flush wc and vanity wash hand basin with mixer tap over and storage cupboards under. Tiling to dado level. LVT flooring. Ladder style heated towel rail. Smooth plastered ceiling inset with recessed lighting.

To the Outside of the Property:

The Gardens will be turfed ready for occupation.

Fencing to boundaries

Block paved Parking spaces for two vehicles / with covered Carport area

AGENTS NOTES: Room sizes are approximate...

All images, specification and measurements provided are for guidance purposes only and are not a definitive representation of the finished layout or specification.

Management Company: FREEHOLD property

There will be a Management Company.

'STUBBS GARDEN MANAGEMENT COMPANY LIMITED' will undertake the maintenance/upkeep of the road and any communal areas.

We believe that this will be in the region of £200 per annum.

All figures quoted will need to be confirmed by any interested parties solicitor/conveyancer.

Reservation Process:

Any interested parties wishing to reserve an available plot will be required to provide the following information;

- Reservation Forms; will need to be completed, signed by the proposed purchaser(s)

- Mortgage Broker information;

You will need to provide your mortgage broker's contact information for confirmation that you have been accepted for a mortgage. Alternatively, you will be requested to be qualified by our mortgage broker.

We are also required to have proof/source of funds on file, therefore we will require your evidence of deposit.

- Any interested parties will be in a position to proceed (i.e. will not need to sell a property in order to buy onward). If you need to sell a property (which is sold - subject to contract), We will need to contact the Estate Agent dealing with the property sale in question to clarify information relating to the buyer and progress of your sale. Hunt Roche will then take instructions from the developer.

- 2 forms of Identification;

Passport or Driving License AND Utility Bill (less than 3 months old)

- £500 Reservation Fee to be paid to developer

(Reservation fees will need to be made by immediate bank transfer. The plot will continue to be marketed until the payment is received by the developer)

Warranty:

Build-Zone effective for 10 years from the date of completion of the home

Overall Specification:Kitchen

- Oxford Shaker Pebble Grey, Seattle Steel Laminate worktops (22mm) + Upstand stainless steel splashback
- White Goods
- Candy Integrated Washing Machine 8kg
- Bosch Induction Hob
- Neue Extractor Hood
- Neue 50/50 Frost Free Fridge Freezer
- Bosch Single Oven

Cloak Room

- Purity storm grey gloss Unit, half height tile Ikon white matt metro tile, chrome taps

Bathroom

- Purity storm grey gloss unit, Revestimiento Neptune Blanco half height tile, chrome taps

En Suite

- Purity storm grey gloss unit, Revestimiento Neptune Blanco (splashback and shower tiled only), chrome taps

Garden

- Turf & Slabs - Buff Riven

Carpet

- No carpets

LVT Kitchen/Dining Room / Hallway

- Ash, Make Textures

LVT Bathroom / Wet Rooms

- Ash, Make Textures
- Fossil Limestone, Make J2 Flooring (Bathroom & Ensuite)

Paint

- Dulux Brilliant White emulsion walls, white gloss woodwork

Skirting / Architrave

- Double V groove skirting, single V architrave

Windows

- UPVC White (anthracite outside)

Heating

- Solar Panels
- Combi Boiler Ideal Logic ESPI 35
- Two-zone Heating

Electrical

- Fire alarms
- Smoke alarms
- White electrical accessories
- External lights – front and rear

PRELIMINARY DETAILS - AWAITING VERIFICATION



THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. 4/23/2025