

HUNTERS®

HERE TO GET *you* THERE



Warden Hill Road

Cheltenham, GL51 3EE

Asking Price £475,000



Council Tax: C



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Hunters Estate Agents are delighted to offer this very spacious **FOUR DOUBLE BEDROOM** dormer style house for sale having been fully extended with **THREE RECEPTION ROOMS** and **TWO BATHROOMS**, one on each floor.

This exceptional property is ideal for anyone looking for a spacious home for a large family situated close to Bournside School and a short 11-minute walk to the beautiful Hatherley Park. Cheltenham's famous Montpellier district is a short 18-minute walk away.

The well-presented accommodation includes the following:

Ground Floor

The double bay frontage hosts the sitting room on the left and bedroom one on the right. Both are generous bay fronted rooms. Bedroom two is also a good-sized double room facing the side elevation. The dining room sits between the sitting room and the breakfast room which opens out to the very well-appointed modern kitchen. The shower room is host to a full shower suite with wc and basin.

First Floor

There are two further bedrooms, both over 17' in length and serviced by a large bathroom with bath, separate shower cubicle, wc and basin.

Outside

The property sits well back from the main road with off road parking for several vehicles. The larger than average rear garden enjoys a private aspect with a patio and lawn mix. This is an ideal garden for enthusiastic gardeners, with a good-sized vegetable plot located at the far end of the garden.

Summary

This property offers the perfect location for a family that enjoys entertaining and wants that all important pedestrian connection with central Cheltenham. The house enjoys the benefits of the Hatherley suburb and the benefits of Cheltenham town being located between both. The ample parking, the large rear garden and the three reception rooms all point to this house being a great centre for entertaining friends and family alike.

This fine home comes highly recommended

All distances quoted are checked with Google Maps

All viewings are by appointment only

- Large Four Double Bedroom Dormer Family House
- Two Modern Bathrooms
- A Large Kitchen/Breakfast Room with Modern Kitchen
- Close to Bournside School
- Council Tax Band - C | Energy Rating - 58D
- Very Adaptable Layout with Two bedrooms on Each Floor
- Two Reception Rooms
- Generous Plot
- Excellent Local Facilities and Close to Lansdown
- Tenure - Freehold

Sitting Room

13'9" x 10'7" (4.21 x 3.23)

Dining Room

12'1" x 9'11" (3.70 x 3.03)

Kitchen/Breakfast Room

15'10" x 11'6" (4.83 x 3.52)

Shower Room

7'6" x 5'7" (2.30 x 1.71)

Bedroom One

13'7" x 10'7" (4.15 x 3.24)

Bedroom Two

12'2" x 9'4" (3.72 x 2.85)

Bedroom Three

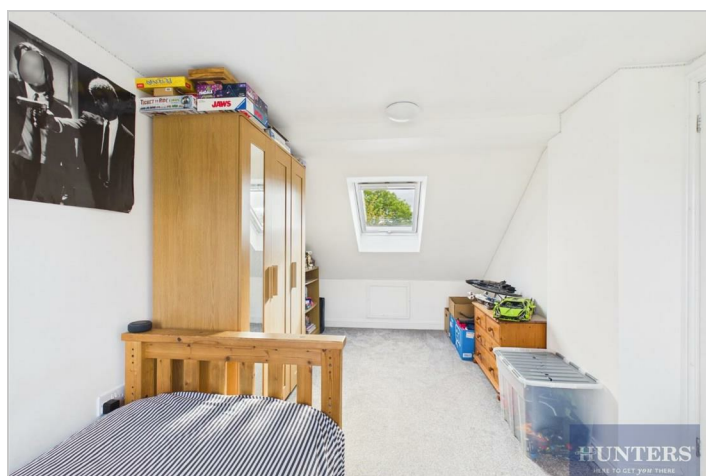
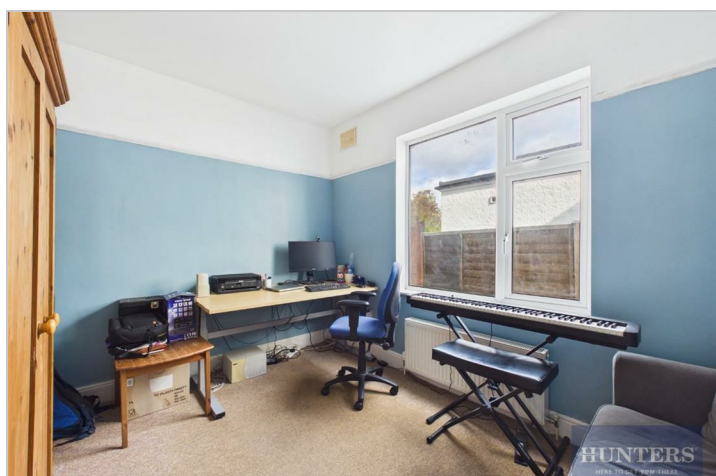
17'5" x 9'0" (5.33 x 2.76)

Bedroom Four

17'2" x 6'8" (5.24 x 2.05)

Bathroom

8'5" x 7'2" (2.58 x 2.20)



Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0

Floor 1

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Approximate total area¹
113.5 m²
1222 ft²

Reduced headroom
6.6 m²
71 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Viewing

Please contact our Hunters Cheltenham Office on 01242 528500 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.