

HUNTERS[®]

HERE TO GET *you* THERE



Greatfield Lane

Hatherley, Cheltenham, GL51 3QQ

Asking Price £450,000

 4  1  3  D

Council Tax: D



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Hunters Estate Agents are delighted to offer this truly exceptional four bedroom extended semi-detached family home, set in the heart of the ever-popular Hatherley residential district, just west of Cheltenham.

This fine property presents itself in excellent decorative condition with new kitchen, bathroom and ground floor cloakroom. The accommodation includes the following

Ground Floor: The property is approached from the front with access to a small entrance hall in turn leading to the beautifully presented living room which feels very spacious at 19'6" yet still cosy. To the rear of the ground floor there is a brand-new fitted kitchen open plan to the dining room. The garage has been professionally converted to a 14' family room, ideal as a playroom, home office or a 5th guest bedroom. The cloakroom boasts of a newly fitted suite.

First floor: The main bedroom and bedroom three face the front elevation, with bedrooms two and four facing the rear. All rooms are serviced by the family bathroom with a newly fitted suite.

Outside: The property continues to impress with a fabulous bloc-paved driveway for several vehicles. To the rear, there is a generous sized garden currently a blank template for creating a tranquil retreat from a busy day.

Greatfield Lane sits at the heart of the old village of Hatherley. Close to the local church, church hall and Caernarvon Road shops. The location is unparalleled for access to several highly performing schools, GCHQ and the M5 Junction 11. Hatherley itself is very well served by three major brand supermarkets, several smaller shopping centres, two local public houses, a library and doctors' surgery. Known for being a very safe and pleasant area to raise a family, Hatherley is one of the most sought-after areas of Cheltenham.

This fabulous house comes highly recommended by the seller's sole agent Hunters.

All viewings are by appointment only.

- Four Bedroom Semi-Detached Family Home
- Brand New Kitchen
- Brand New Cloakroom
- Large Rear Garden
- Council Tax Band D | Energy Rating (EPC) D

- 19'+ Living Room
- Brand New Bathroom
- Ample Parking for Several Cars
- NO ONWARD CHAIN
- Tenure - Freehold

Sitting Room

19'6" x 13'1" (5.96 x 4.01)

Kitchen

8'9" x 13'1" (2.67 x 4.01)

Dining Room

10'5" x 9'10" (3.18 x 3.02)

Family Room

7'10" x 14'2" (2.39 x 4.33)

WC

4'5" x 2'8" (1.35 x 0.82)

Bedroom One

10'7" x 13'8" (3.24 x 4.19)

Bedroom Two

10'4" x 10'7" (3.15 x 3.23)

Bedroom Three

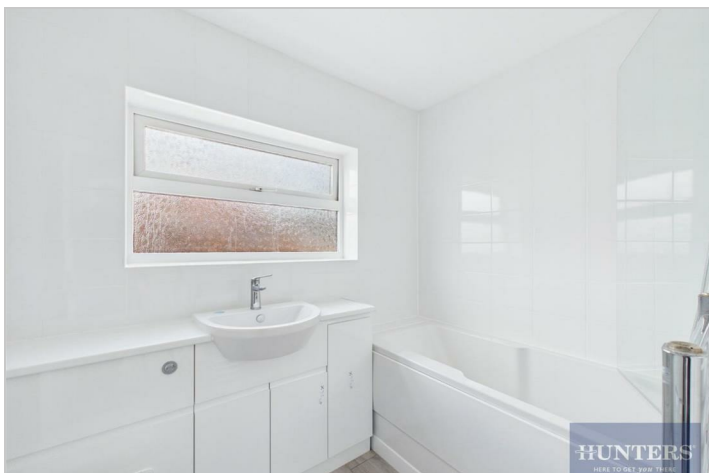
8'7" x 9'3" (2.63 x 2.84)

Bedroom Four

8'10" x 8'5" (2.71 x 2.57)

Bathroom

5'5" x 7'5" (1.67 x 2.28)



Road Map



Hybrid Map



Terrain Map



Floor Plan



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			82
(69-80) C			
(55-68) D		68	
(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.