

HUNTERS®

HERE TO GET *you* THERE



Broad Oak Way

Cheltenham, GL51 3LN

Asking Price £320,000



Council Tax: C



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Hunters of Cheltenham are delighted to offer for sale, this superb three-bedroom mock Georgian bay-fronted mid-terraced family home, with garage, situated next to the popular and very beautiful Caernarvon Park

This house not only offers a popular design but also provides a picturesque view that adds to its appeal. The layout of this property is perfect for those seeking a comfortable living space but also enjoy entertaining, with an extended kitchen/dining room, providing a very useful additional space. It is a desirable asset for a house to have separate areas for relaxation and entertainment.

We highly recommend this fine home to young families due to the property offering easy access to a choice of high performing school and junior and senior levels, a local doctors surgery, several small shopping areas, two major supermarkets and two family biased public houses.

The accommodation includes:

Ground Floor: The living room benefits from a large round bay window and occupies the front of the property. The kitchen and dining room sit to the rear of the property with the large extension providing a useful additional area, which could be used for a 'snug', a family room, a playroom or a home work space.

First Floor: The main bedroom is a lovely size being 14'9" in length and overlooks the front elevation as does bedroom three. Bedrooms two and the bathroom overlook the rear.

Outside: The property sits behind its own front lawn area with a path leading straight to Caernarvon Park, famous for its tranquil environment and boasting of a large area for playing football, a basketball hoop, a running track, a recently upgraded children's playground, a toddler play area, and a large area for dogs walking. There is also free-to-use basic public gym equipment. At the rear there is a private rear garden and a remote located garage and parking space.

This fine home comes highly recommended.

All viewings by appointment only.

Tel: 01242 528500

- An Extended Three Bedroom Semi-Detached Family Home
- Close to Caernarvon Road Park
- Extended Kitchen/Dining Room
- Close to Excellent Schools
- Council Tax Band C | Energy Rating (EPC) - Band C exp
- Georgian Style Design with Bay Window
- Garage and Off Road Parking
- Private Rear Garden
- Easy Access to GCHQ, M5 Junction 11 and Other Services
- Tenure - Freehold

Living Room

14'9" x 11'4" (4.50 x 3.47)

Kitchen

9'0" x 7'9" (2.76 x 2.38)

Dining Room

16'0" x 14'4" (4.89 x 4.39)

Bedroom One

14'9" x 8'11" (4.50 x 2.73)

Bedroom Two

9'5" x 8'9" (2.88 x 2.68)

Bedroom Three

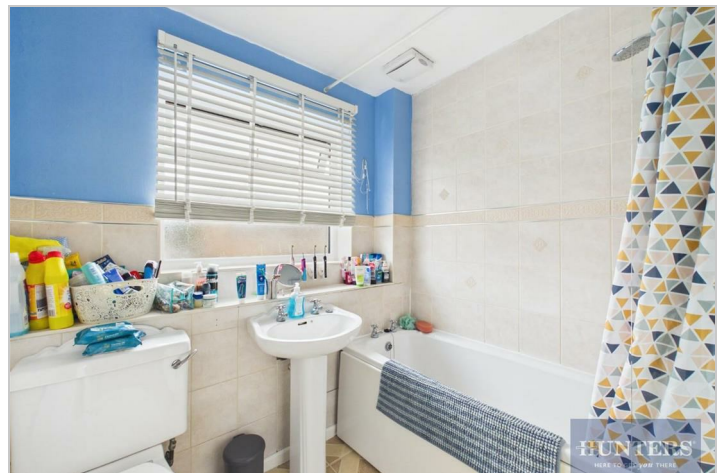
9'2" x 7'0" (2.80 x 2.15)

Bathroom

7'1" x 5'6" (2.17 x 1.68)

Garage

16'0" x 8'0" (4.88m x 2.44m)



A map snippet from Google Maps showing the location of Caernarvon Park Play Area. The area is highlighted in green and labeled with a green tree icon and the text "Caernarvon Park Play Area". An orange location pin is placed within the green area. The street "Long Mynd Ave" is visible on the left. The Google logo and "Map data ©2026" are at the bottom.

A satellite map view of a residential area in Up Hatherley. A yellow location pin is placed on a street. The text 'Hatherley Ln' is visible at the top left, and 'UP HATHERLEY' is written in bold across the top. The bottom of the image shows the Google logo and the text 'bus, Landsat / Copernicus, Maxar Technologies'.

A map snippet from Google Maps showing a residential area. A red location pin is placed on Hatherley Rd. The map also shows 'UP HATHE' (part of Up Hatherley Way), 'WARDEN HILL', and 'Up Hatherley Way'. The Google logo and 'Map data ©2026 Google' are visible at the bottom.

Floor 0

Approximate total area⁽¹⁾

79.7 m²

858 ft²

Floor 1

(1) Excluding balconies and terraces

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

GIRAFFE 360

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		72	87
England & Wales		EU Directive 2012/27/EC	

6 Caernarvon Court, Cheltenham, Gloucestershire, GL51 3JA
Tel: 01242 528500 Email: cheltenham@hunters.com <https://www.hunters.com>