

# HUNTERS®

HERE TO GET *you* THERE



## Aldershaw Close

Up Hatherley, GL51 3TP

Asking Price £450,000



Council Tax: E



# Aldershaw Close

Up Hatherley, GL51 3TP

Asking Price £450,000



Hunters Estate Agents are delighted to offer this luxurious detached four-bedroom family home for sale in the heart of Up Hatherley, with excellent access to outstanding schools, at both primary and senior levels.

Offered for sale with no onward chain, this fabulous property offers a host of highly desirable features including a 24' kitchen/breakfast room, two bathrooms, ground floor wc, a generous private rear garden and a private secure garage.

The accommodation on offer includes

**Ground Floor** - The property is accessed from the front via a deep covered entrance porch leading to the entrance hall with doors off to all rooms. The cloakroom consists of a full suite with wc and basin. The triple aspect 24' kitchen/dining room faces front, side and rear elevations and the living room sits to the rear of the property overlooking the fabulous rear garden.

**First Floor** – One of our favourite features of the property is the attractive open gallery style landing. Bedrooms one and two face the rear elevation with bedroom one having a modern ensuite facility. Bedrooms three and four face the front as does the family bathroom.

**Outside** - The property is set well back from the road with an extended and well-presented bloc-paved drive for several vehicles. The drive leads to the secure garage which benefits from mains power and light. The property continues to impress at the rear with a well-manicured garden which enjoys a good degree of privacy. The bloc paving at the front continues along the side of the property to the rear and beyond creating an attractive patio area. This will not have been a cheap option when installed, but the overall appearance is very effective.

Aldershaw Close is located near a wide variety of amenities including two public houses, several supermarkets and three shopping centres. Hatherley also has its own doctor's surgery, library and many other facilities.

This house is highly recommended

- **Four Bedroom Detached House**
- **24' Kitchen/Breakfast Room**
- **Private Rear Garden**
- **Superb Central Hatherley Location**
- **Council Tax Band E | Energy Rating (EPC) C**
- **Two Bathrooms**
- **NO ONWARD CHAIN**
- **Garage and Bloc Paved Drive**
- **Close to excellent Schools, GCHQ, M5 Junction 11 and Amenities**
- **Tenure - Freehold**

### Living Room

12'10" x 15'3" (3.92 x 4.66)

### Kitchen / Dining Area

24'4" x 8'2" (7.44 x 2.49)

### WC

7'3" x 2'10" (2.23 x 0.88)

### Bedroom One

10'1" x 12'1" (3.08 x 3.70)

### En-Suite

2'5" x 8'0" (0.74 x 2.46)

### Bedroom Two

10'0" x 9'6" (3.06 x 2.90)

### Bedroom Three

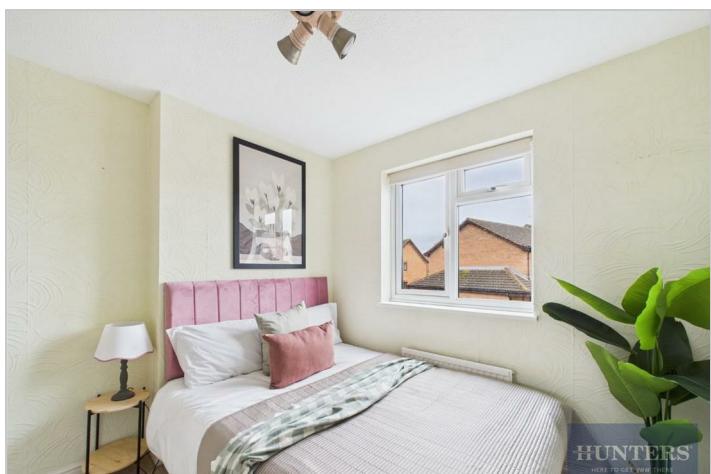
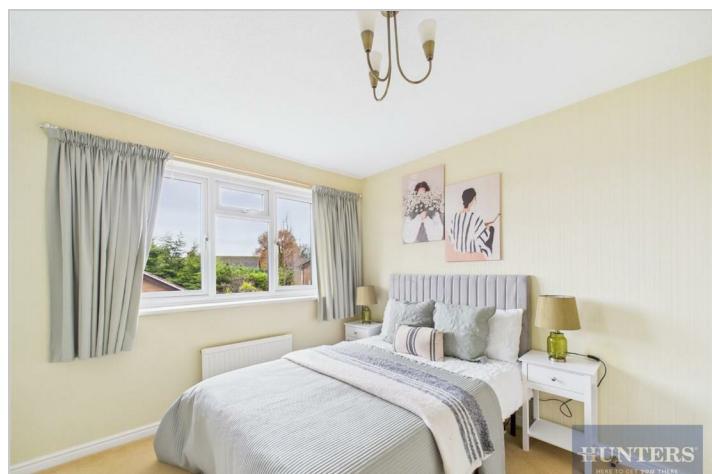
8'2" x 8'10" (2.49 x 2.71)

### Bedroom Four

8'1" x 8'3" (2.48 x 2.54)

### Bathroom

7'4" x 5'11" (2.26 x 1.82)



## 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		
(69-80)	C	74	80
(55-68)	D		
(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.