



Sandown Close ,
Stratford-upon-Avon, CV37 9BZ

Jeremy
McGinn & Co 

Available at Guide Price £375,000



A chance to acquire an attractive three-storey semi-detached home, ideally positioned for convenience, with Stratford upon Avon town centre within comfortable walking distance, offering an excellent range of shops, cafés, and restaurants. Well-regarded local schools are also easily accessible on foot, making this an ideal choice for families. Everyday amenities are close at hand, while the nearby racecourse and riverside walks provide attractive outdoor spaces.

The property itself offers generous, versatile accommodation arranged over three well-planned floors.

The ground floor opens into a bright and spacious entrance hallway. To the left is a dual-aspect living room, providing an excellent sense of light and space and a welcoming setting for both relaxing and entertaining. To the right, the kitchen dining room offers a range of wall and base units, space for appliances and patio doors opening directly onto the garden, creating a seamless connection between indoor and outdoor living. A convenient ground floor WC completes this level.

On the first floor are two well-proportioned bedrooms, one of which offers excellent flexibility and could be used as a further reception room, home office or bedroom to suit individual needs. A family bathroom serves this floor.

The second floor is dedicated to the principal suite, featuring a generous main bedroom with en-suite shower room, alongside a further bedroom currently used as a dressing room, ideal as a nursery or study.

Outside, the property benefits from a mature and well-established garden, providing a pleasant and private outdoor space. To the front, there is a driveway offering parking for two to three vehicles.

Whilst the property itself is Freehold, the GARAGE is



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understood to be Leasehold for a term of 999 years from 1999 with an annual ground rent of £10. There is also a service charge of approx. £190 per annum.





Tax Band: E

Council: Stratford District Council

Tenure: Freehold

Floor Plan



Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

55 Ely Street, Stratford Upon Avon, Warwickshire, CV37 6LN
 Tel: 01789 868168 Email: stratford@jeremymcginns.com
 www.jeremymcginns.com

Energy Performance

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C	69	
(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	

