

Peter Clarke

IN ASSOCIATION WITH

Winkworth



Little Crosby, 31 Avenue Road, Stratford-upon-Avon, CV37 6UW

31 Avenue Road, Stratford upon Avon

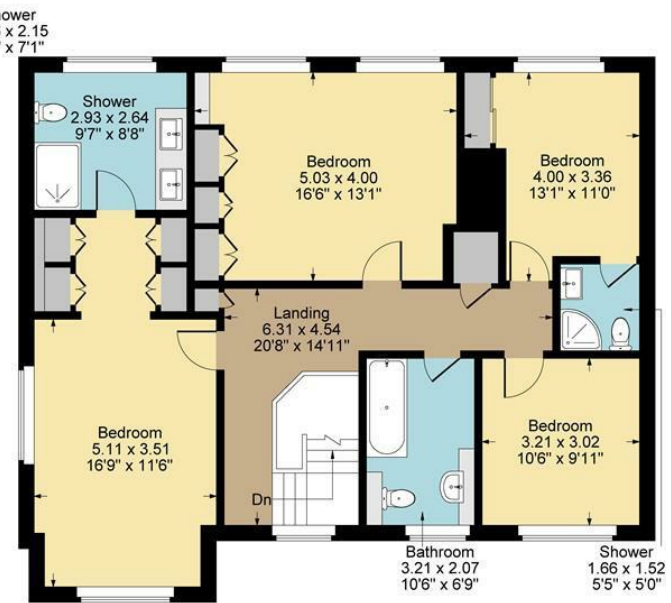


Approximate Gross Internal Area  
 Ground Floor = 122.43 sq m / 1318 sq ft  
 First Floor = 104.54 sq m / 1125 sq ft  
 Annexe = 35.48 sq m / 382 sq ft  
 Garage = 19.57 sq m / 211 sq ft  
 Total Area = 282.02 sq m / 3036 sq ft

Illustration for identification purposes only,  
 measurements are approximate, not to scale.



Ground Floor



First Floor

- Detached five bedroom, four bathroom property
- Separately accessed one bedroom annexe providing excellent teenage/nanny accommodation or income
- Located in a highly desirable premium location close to the town centre, but far enough away to enjoy peace and quiet
- Beautifully presented and improved by the present owners
- Excellent westerly facing rear garden
- NO CHAIN



£1,395,000

**NO CHAIN.** Located in a highly desirable premium location, a substantial detached five bedroom, four bathroom quality residence, extending to around 3,036 sq.ft. (inc garage). Beautifully presented, the property has undergone much improvement by the present owners and is well presented for sale. The property has the benefit of a separately accessed annexe providing excellent teenage/nanny accommodation or income.

Set back of the road behind a deep brick paved driveway and turning area, the property has an excellent westerly facing rear garden, enjoying afternoon or later sun. The sitting room has an open fire, the study is well fitted, there is a modern kitchen with central island unit and an excellent utility room. Upstairs the bedrooms are spacious, with two en suites and a house bathroom. The accommodation is well balanced. Located conveniently for the town but far enough away to enjoy peace and quiet in this coveted no-through road.

#### ACCOMMODATION

A block paved driveway and parking area leads up to the garage and porch with front door opening to

#### ENTRANCE HALL

#### CLOAKROOM

#### STUDY

#### FAMILY KITCHEN

V-ZUG, Miele and Fisher Paykal appliances and central island unit. Opening to

#### DINING ROOM

with gas fire.

#### SNUG

#### SITTING ROOM

open fire and gas point too.

#### UTILITY ROOM

#### ANNEXE

comprising:

#### KITCHEN/SITTING/DINING ROOM

#### GENEROUS SHOWER ROOM

#### BEDROOM

#### FIRST FLOOR LANDING

#### MAIN BEDROOM

hot and cold air conditioning.

#### DRESSING AREA AND EN SUITE

with electric under floor heating.

#### GUEST BEDROOM

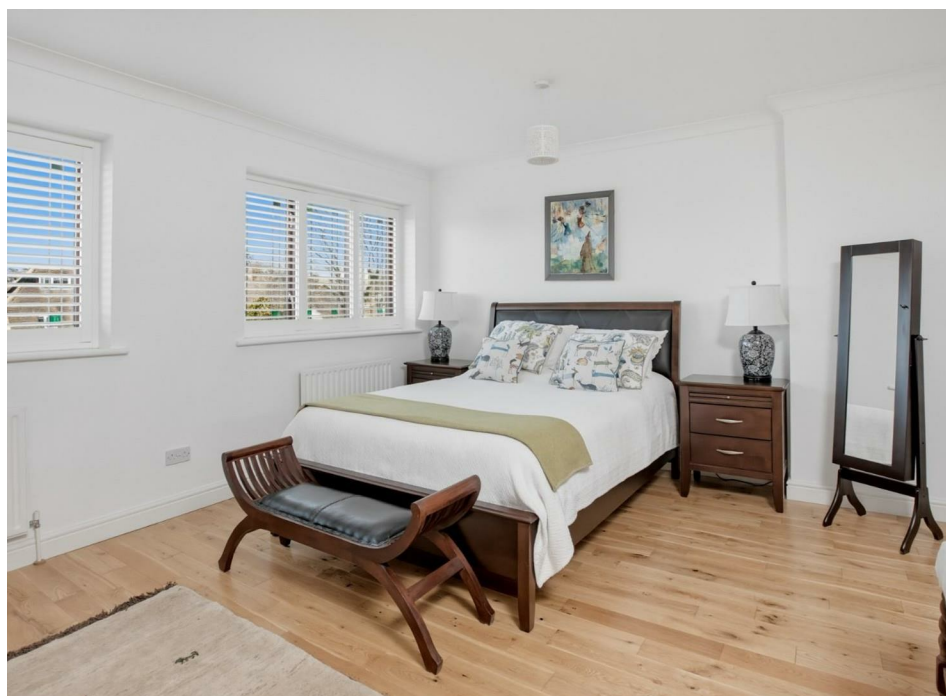
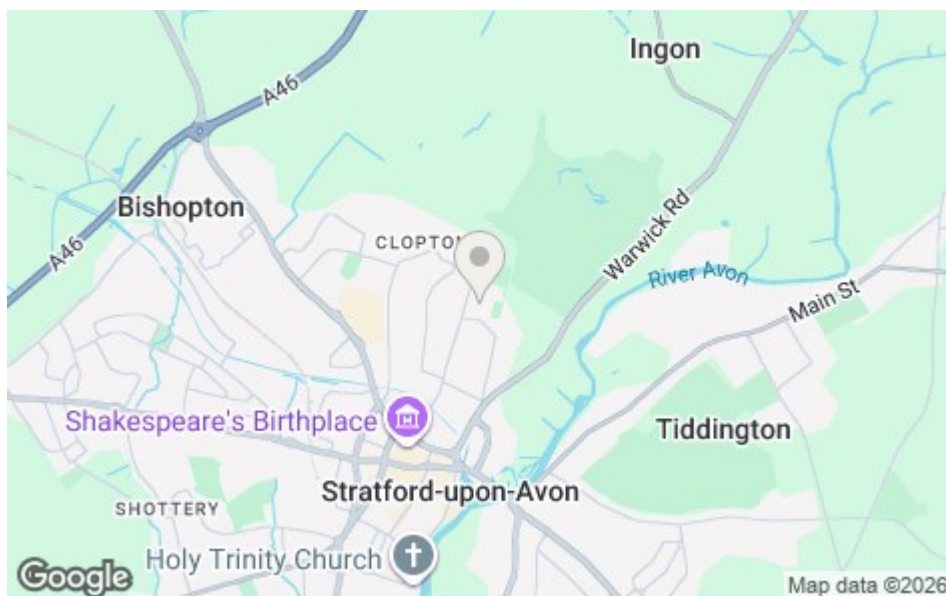
with en suite.

#### TWO FURTHER BEDROOMS

#### FAMILY BATHROOM







## OUTSIDE

### FOREGARDEN

Block paved driveway and turning area for several vehicles, with a dwarf brick wall to front and established planted borders. Gated access to the Annexe and leading round to the

### REAR GARDEN

With a terrace immediately adjoining the rear, great for entertaining and with a barbeque/grill cover. Lawned gardens beyond and mature established planting.

### GARAGE

with electric rolling door.

## GENERAL INFORMATION

**TENURE:** The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas central heating.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band G.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** C. A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the selling agent.



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AN ASSOCIATE COMPANY OF

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