



Toll Gate Close, Stratford-Upon-Avon, CV37 9JY

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Property Description

This delightful three bedroom detached house in a sought after cul-de-sac location at the end of a private driveway, offers an excellent opportunity for families in Stratford-upon-Avon.

You'll find a welcoming hallway leading to a bright, spacious living room, perfect for relaxing or entertaining. The well appointed breakfast kitchen is a superb hub for family life. A study and convenient downstairs cloakroom completes the ground floor.

Upstairs, there are three comfortable bedrooms. The master bedroom is generously sized and benefits from an ensuite shower room. The additional bedrooms are well proportioned and share a modern family bathroom. This layout is ideal for a growing family or dedicated home office.

The property features a private rear garden, a tranquil space for al fresco dining or unwinding. To the front, a driveway provides off road parking and leads to a detached single garage, offering valuable storage or further parking.

Toll Gate Close is known for its peaceful atmosphere and excellent proximity to amenities. Residents enjoy easy access to Stratford-upon-Avon's vibrant town centre, with its shops, restaurants, and historical attractions. The property is also well situated for local schooling, parks, and convenient transport links, including the A46 and M40.

Offered with no onward chain, this charming home presents an exciting opportunity in a prime Stratford-upon-Avon location. Early viewing is highly recommended.





Key Features

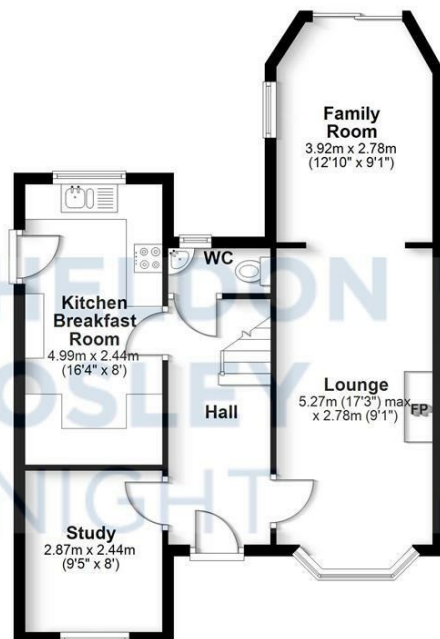
- Detached Home
- Sought After Location
- Positioned In A Cul-de-Sac
- End Of Private Driveway
- Three Bedrooms
- Principal Bedroom With En-Suite
- Extended To Rear
- Private Enclosed Rear Garden
- Detached Single Garage
- No Onward Chain

£400,000



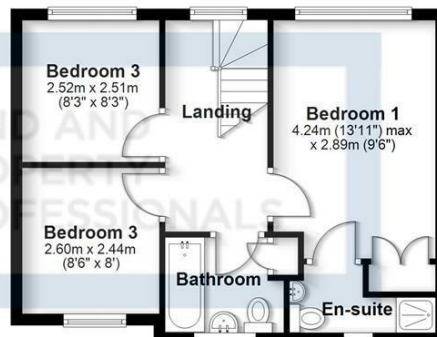
Ground Floor

Approx. 66.0 sq. metres (710.3 sq. feet)



First Floor

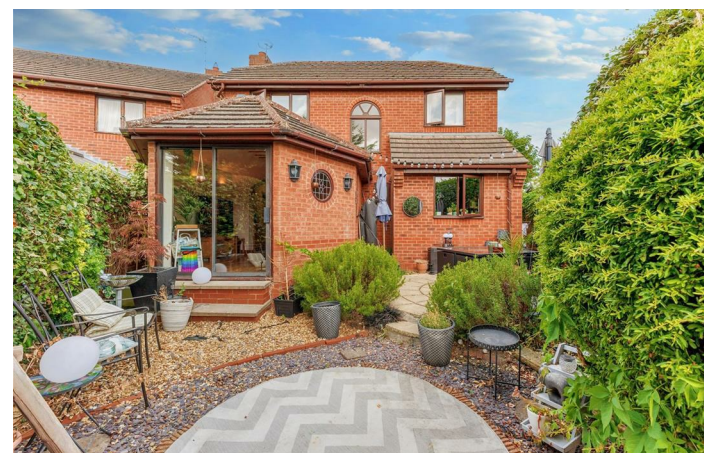
Approx. 40.1 sq. metres (432.1 sq. feet)



Garage
2.12m x 4.84m
(7' x 15'11")

Total area: approx. 106.1 sq. metres (1142.4 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.



EPC Rating - D

Tenure - Freehold

Council Tax Band - E

Local Authority
Stratford upon Avon District Council



We routinely refer clients to both our recommended legal firm and a panel of financial services providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee.

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