

# 194A LONDON ROAD CHARLTON KINGS

CHELtenham, GLOUCESTERSHIRE, GL52 6HJ







A deceptively spacious and surprisingly quiet semi-detached house within walking distance of the town centre and the many facilities in Charlton Kings.

A Regency-style aluminium front door opens into a wide reception hall that provides access to the principal rooms. At the rear of the house is a generous open-plan kitchen/dining/living room, featuring sliding doors that lead directly out to the garden. A formal sitting room may be found at the front of the property and will offer a feature fireplace. The ground floor also includes a utility room with a door into the garden, cloakroom, area for coats and shoes together with a useful under-stairs storage cupboard.

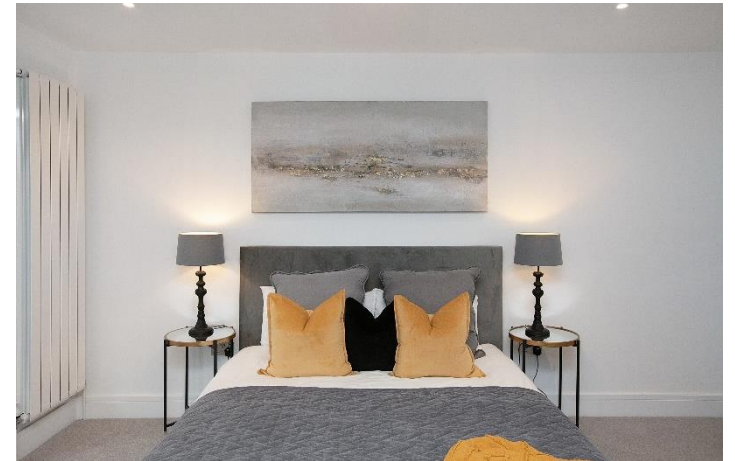
The first-floor hosts three bedrooms and two bath/shower rooms. The principal bedroom, positioned at the rear of the property, enjoys a contemporary en-suite shower room. The remaining two bedrooms share a well-appointed family bathroom accessed from the landing that enhances the sense of space.

Outside, the rear garden is designed for easy maintenance, mainly laid to lawn with shrubs and trees, along with a generous patio ideal for outdoor dining. The property also offers valuable off-road parking for two vehicles.

Local amenities at Six Ways and within Charlton Kings Village include a selection of public houses, supermarkets, restaurants and wine bars. The area is also well served by doctors' surgeries, dentists and several highly regarded schools, all within walking distance. Notably, the property falls within the sought-after Balcarras School catchment area, one of the most popular state schools in the area.

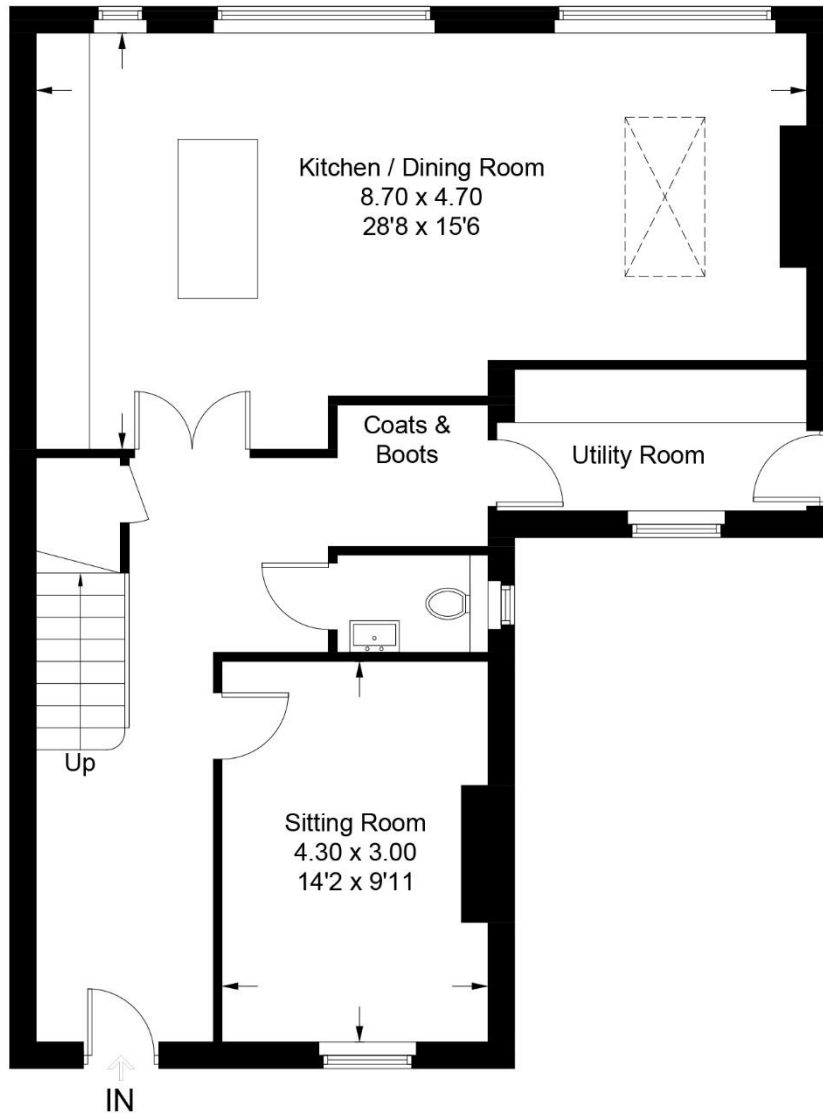




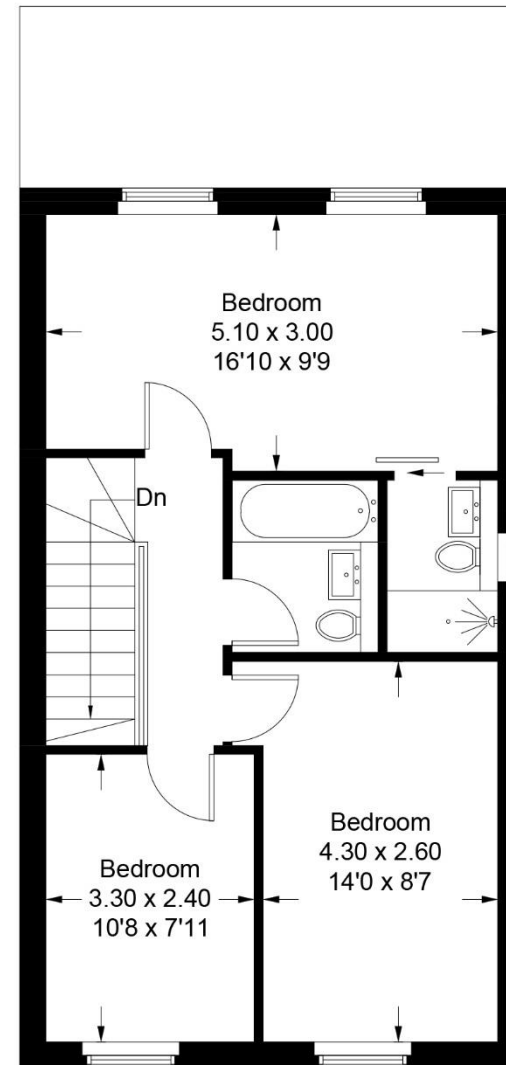


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Approximate Gross Internal Area = 125.5 sq m / 1351 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate,  
not to scale. Fourlabs.co © (ID1261921)





#### **GENERAL INFORMATION**

Mains water, electricity, gas and drainage are connected to the property. The house is heated by a gas boiler, whilst hot water is provided by a hot water tank.

Fibre broadband has been installed as has an electric car charging point. Solar Panels are also located on the roof.

#### **NEW BUILD WARRANTY**

A 10-year new home warranty by ICW is included in the sale

#### **COUNCIL TAX BAND**

TBC

#### **PRICE**

£875,000

#### **VIEWINGS**

Strictly by prior appointment through  
Charles Lear & Co. on  
01242 222722

#### **Charles Lear & Co.**

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