

34 THE GROVE,  
CHELTENHAM, GLOUCESTERSHIRE, GL52 6SX

 Charles Lear



## 34 THE GROVE

Situated on a highly desirable tree lined no-through road overlooking a spacious green, this greatly extended three double bedroom semi-detached family home dates back to the 1930's and stands in a quite remarkable and generous plot. The accommodation is arranged over two floors and further benefits from a large and private rear garden and a block paved driveway.

- Peaceful residential cul-de-sac close to the town centre, local amenities & excellent schools
- Well-presented property offering spacious and airy living accommodation
- Fitted kitchen/breakfast room with an adjoining utility and shower room
- Sitting room with a view of the green and an extended dining room with patio doors to the rear
- Three double bedrooms, shower room and family bathroom
- Enclosed and generous rear garden and block paved driveway providing parking for three vehicles

This classic 1930's home has been greatly extended by the present owners and offers accommodation comprising of an reception hall, sitting room, extended dining room with two roof skylights and patio doors to the rear, an open plan kitchen/breakfast room with space for a table, triple aspect windows and a door to the ground floor shower room as well as a useful utility room with adequate space for various appliances. On the first floor are three well-proportioned double bedrooms, shower room and separate bathroom. At the rear is a larger than average garden with a patio seating area with steps down to a garden that is mainly laid to lawn with mature trees and plants.





### SITUATION

The Grove is a small peaceful cul-de-sac consisting of semi-detached and detached dwellings dating from the 1930's situated off Hales Road. There are several local shops and a large Sainsbury's supermarket nearby whilst the High Street is within a fifteen minute walk. Cheltenham has an excellent reputation for its superior selection of schools two of which are within walking distance of the property, these being Berkhamstead and Holy Apostles Primary Schools. The Promenade and Montpellier are also very easily approached by car or on foot affording a wide range of specialist and bespoke stores, boutiques, restaurants and wine bars.

### GENERAL INFORMATION

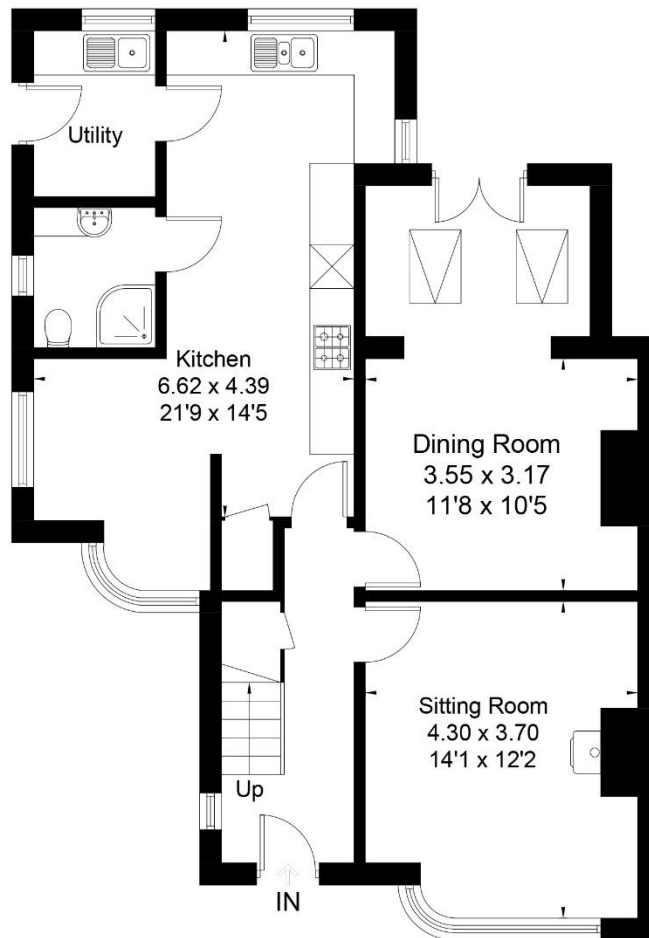
Services:  
Mains water, electricity, gas and drainage are connected to the property.

Local Authority:  
Cheltenham Borough Council: 01242 262626.  
Council Tax Band: (D) - £2,049.64 (2023/2024).  
EPC Rating: C

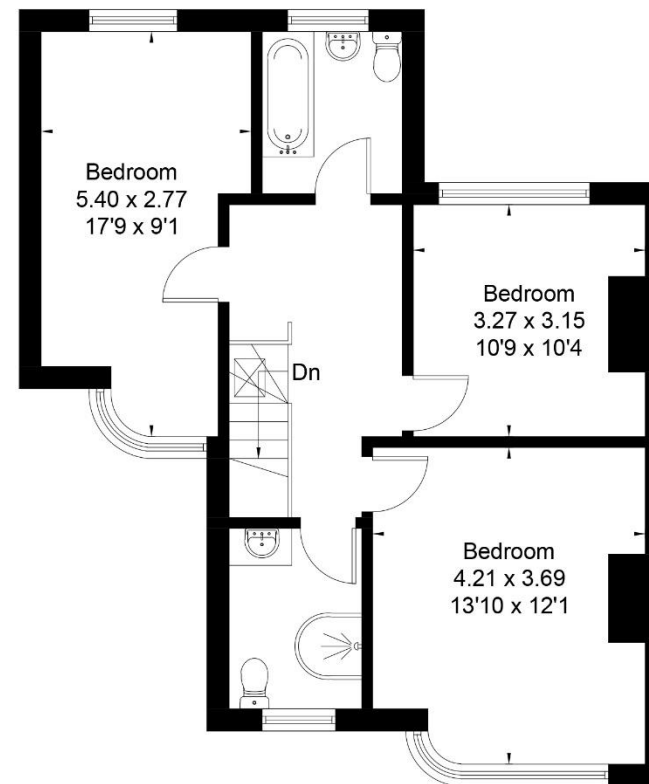
### VIEWINGS

Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.

Approximate Area = 135.7 sq m / 1461 sq ft



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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