

76 HALES ROAD

CHARLTON KINGS, CHELTENHAM, GL52 6SS



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Renovated to exacting standards by the present owner, this beautifully appointed semi-detached Regency villa has the benefit of four double bedrooms, two luxurious shower rooms and off road parking for three cars which complement the beautifully bright and spacious living accommodation.

- Spacious reception hall with cloakroom and original staircase to the first floor
- Formal sitting room with ornate cornicing, bay window and bespoke furniture by Jamie Williams
- Contemporary kitchen/dining room with stone work surfaces and fitted units by Abitalia, glazed door into the rear garden and contemporary staircase down to the lower ground floor which offers two double bedrooms, a luxurious shower room, utility cupboard and door into the garden
- Master bedroom with bespoke wardrobes by Jamie Williams
- Substantial shower/dressing room with bespoke wardrobes by Jamie Williams, separate cloakroom and space for bath
- Second floor bedroom with access to eaves storage

DESCRIPTION

Exquisitely redesigned by the present owner, this bright and spacious townhouse has its accommodation arranged over four floors and offers four double bedrooms and two luxurious shower rooms. The ground floor has a cloakroom, spacious sitting room and contemporary Italian kitchen by Abitalia with space to dine and access into the west facing gardens. There is also off road parking for three cars.





SITUATION

Located within a pleasant walk of John Lewis, Cheltenham's eclectic High Street and architecturally inspiring Promenade, 76 Hales Road is set back from the road and offers a beautifully walled west Facing garden with decked and patio areas in addition to pedestrian side access. Also nearby is Holy Apostles Primary School on neighbouring Battledown Approach, a range of local amenities on Hewlett Road and Pittville Park, together with the more local Cheltenham Cricket Ground. Cheltenham General Hospital and Sandford Park with the famous open air lido are also within walking distance.

GENERAL INFORMATION

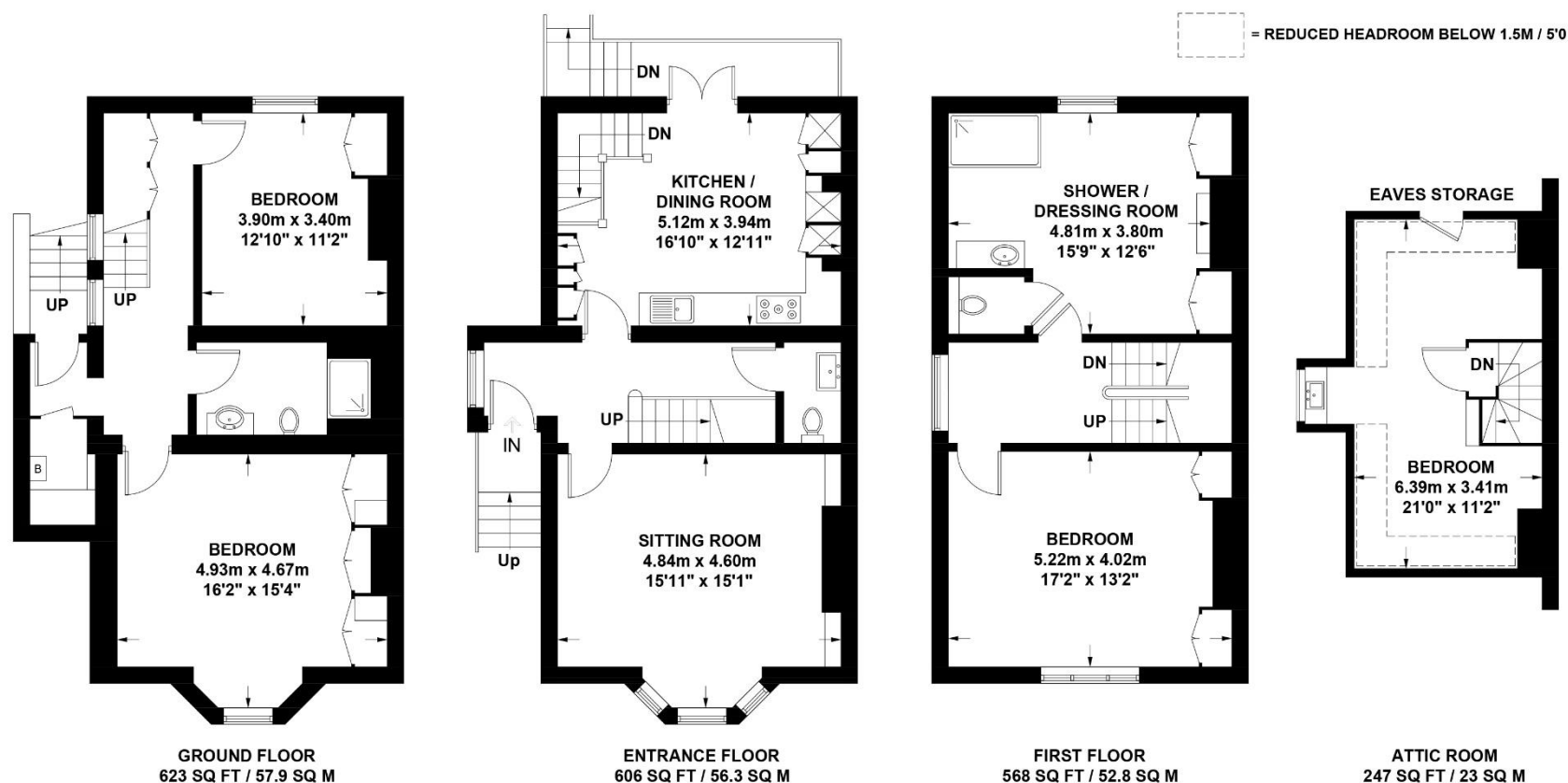
Services:
Mains water, electricity, gas and drainage are connected to the property.

Local Authority:
Cheltenham Borough Council: 01242 262626.
Council Tax Band: (E) - £2,030.97pa. (2018/2019).

VIEWINGS

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

Approximate Gross Internal Area = 167 sq m / 1797 sq ft
 Attic Room = 23 sq m / 247 sq ft
 Total = 190 sq m / 2044 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated.
 Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan,
 please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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