

254 HATHERLEY ROAD

CHELTENHAM, GLOUCESTERSHIRE, GL51 6HB

 Charles Lear



254 HATHERLEY ROAD

Having undergone a sympathetic yet extensive extension and renovation by the present owners, this substantial four bedroom detached home offers bright and spacious accommodation nearing 2,500sq.ft. and enjoys three bath/shower rooms, a private garden, garage and off road parking.

- Reception hall with cloak storage
- Beautifully proportioned kitchen/dining/family room with Italian designer kitchen, bi-folding doors into the garden, utility room, cloakroom and personal door into the garage
- Formal sitting room with feature fireplace and bay window
- Master bedroom suite with fitted wardrobes and luxurious en-suite shower room
- Two further first floor double bedrooms which share a beautifully appointed family bathroom with free standing 'Victoria + Albert' bath, walk-in shower and his and hers wash hand basins
- Second floor guest bedroom with en-suite shower and loft access
- Private and low maintenance rear garden, integral garage with electric door and off road parking for three cars

DESCRIPTION

Renovated and extended to exacting standards by the present owners to include a luxury kitchen and bathrooms, this delightful detached family home offers spacious and thoughtfully created accommodation over three floors and is complimented beautifully by a low maintenance rear garden.





SITUATION

Located within a short walk of a number of popular amenities in Hatherley, this attractive rendered and painted house is ideally situated for a number of good local schools, GCHQ and the M5. The town centre is less than two miles distant and offers a wide range of bespoke shops, boutiques, restaurants and wine bars. Cheltenham also benefits from several internationally recognised schools and a number of well-known festivals including literature, food and national hunt racing.

GENERAL INFORMATION

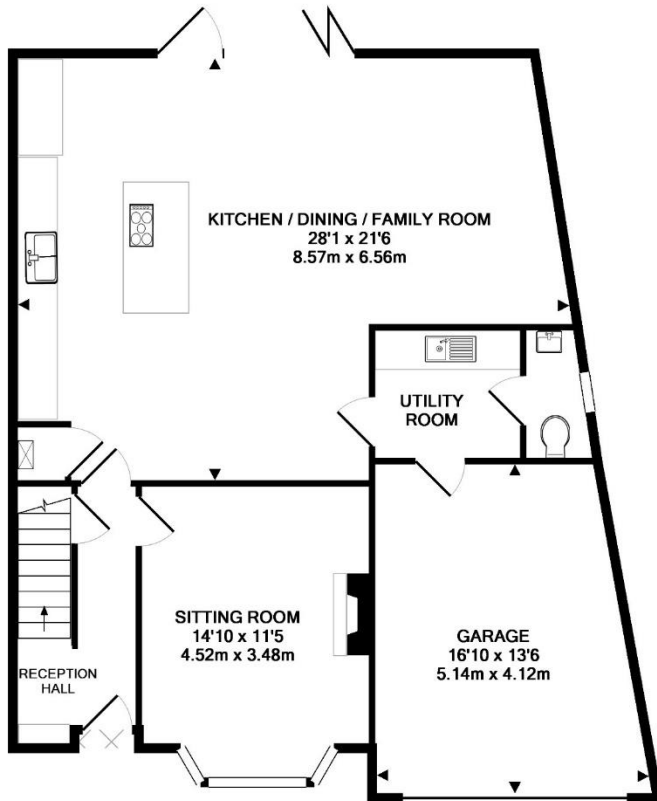
Mains water, electricity and drainage are connected to the property.

Cheltenham Borough Council: 01242 262626.
Council Tax Band: D - £1,590.87 pa. 2017/2018.

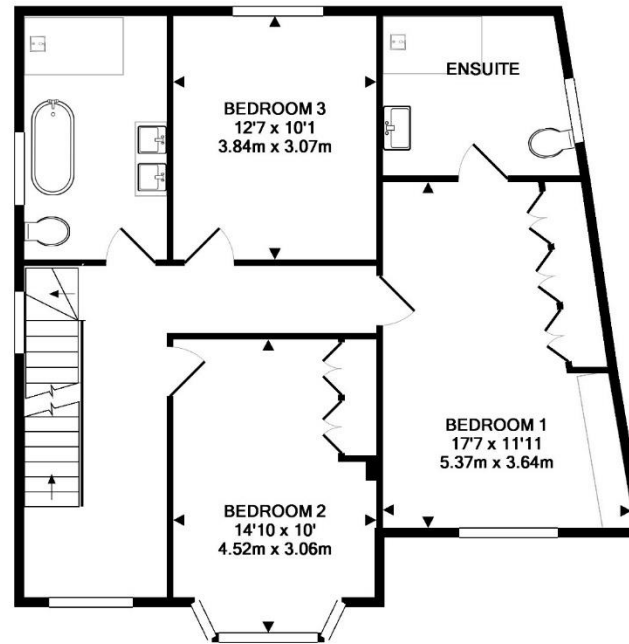
VIEWINGS

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

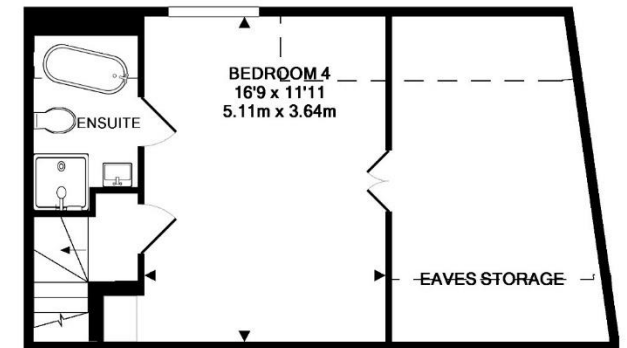




GROUND FLOOR
APPROX. FLOOR
AREA 97.4 SQ.M.
(1048 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 77.2 SQ.M.
(832 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 43.4 SQ.M.
(467 SQ.FT.)

TOTAL APPROX. FLOOR AREA 218.0 SQ.M. (2346 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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