EDWARDS

ESTABLISHED 2007

VINCENT AVENUE
STRATFORD-UPON-AVON CV37 6SR

FOR STARTERS

3 2 1

GUIDE PRICE

£475,000

MAIN COURSE

A fantastic opportunity to purchase a much-loved three double bedroom semi-detached family home, ideally positioned on the ever-popular and peaceful Vincent Avenue. Having been a cherished family home for many years, this property offers a wonderful combination of character, generous living accommodation and a truly impressive rear garden, whilst also providing plenty of opportunity for the next owner to put their own stamp on it. Within easy walking distance of Stratford-upon-Avon town centre, this is a superb location for families, couples and those looking for the convenience of being close to everything the town has to offer, whilst enjoying a quiet and established residential setting.

Stepping inside, you are welcomed by a spacious entrance hallway, with the staircase rising directly ahead. High ceilings and the generous proportions immediately create a lovely sense of space and set the tone for this characterful home.

To the right is the principal living room, a beautifully proportioned reception space which retains plenty of its original charm. A large walk-in bay window floods the room with natural light, whilst picture rails add to the character. It is a lovely room in which to relax, with plenty of space for comfortable seating and furniture. Conveniently tucked beneath the stairs is a downstairs WC, a useful addition for busy family life.

The entire rear of the property has been opened up to create a fantastic open-plan kitchen, living and dining space, which is undoubtedly the heart of the home. This is a brilliant room for entertaining, with plenty of space for cooking, dining and relaxing together. The kitchen provides a practical working area, whilst the living space is cleverly positioned slightly away from the main kitchen area, creating a more intimate and cosy space without feeling separated from the rest of the room.

There is also excellent potential to further improve, extend or reconfigure the ground floor, subject of course to any necessary planning permissions and consents. The existing accommodation works brilliantly as it is, but the property offers an exciting opportunity for someone who wants to create their dream home over time.

Upstairs, the property continues to impress with three genuine double bedrooms, providing excellent accommodation for a growing family. The principal bedroom is particularly impressive, spanning the full width of the property at the front. A large walk-in bay

window is complemented by an additional window, allowing natural light to flood into the room. There is also built-in storage, making this a wonderful and spacious principal bedroom.

Bedroom Two is another generous double bedroom, whilst Bedroom Three is also a genuine double, offering excellent flexibility for children, guests, a home office or dressing room. All three bedrooms are served by the good-sized family bathroom. There is also further potential for a loft conversion to create a principle master suite, subject to the necessary permissions.

Outside, the rear garden is a real highlight of the property. Extremely generous in size, the garden offers a fantastic amount of outdoor space and is predominantly laid to lawn, providing plenty of room for children to play, keen gardeners to get creative or simply for the family to enjoy. A dedicated decked area provides the perfect spot for outdoor dining and entertaining, whilst the lawn continues beyond, creating a wonderful sense of space. There is plenty of scope to create different seating areas, play areas, planting beds or simply enjoy the garden exactly as it is.

Full of character, fantastic proportions, an exceptional garden and an enviable location – this is one you really need to come and see for yourself!

KEY INGREDIENTS

Tenure
Freehold

Council Tax
Band - D

EPC
Band - D

South Facing

Mains Gas, Electric, Water, Drainage

Gas Central Heating

Thomas Jolyffe
Primary
Stratford High

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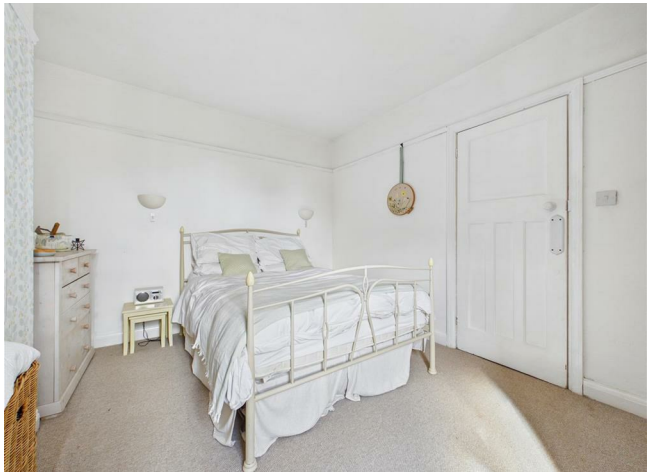

EDWARDS

Approximate total area(1)

1251 ft²

116.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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