



HILL VIEW

3 Bed Detached | Hill View, Stratford upon Avon | £425,000

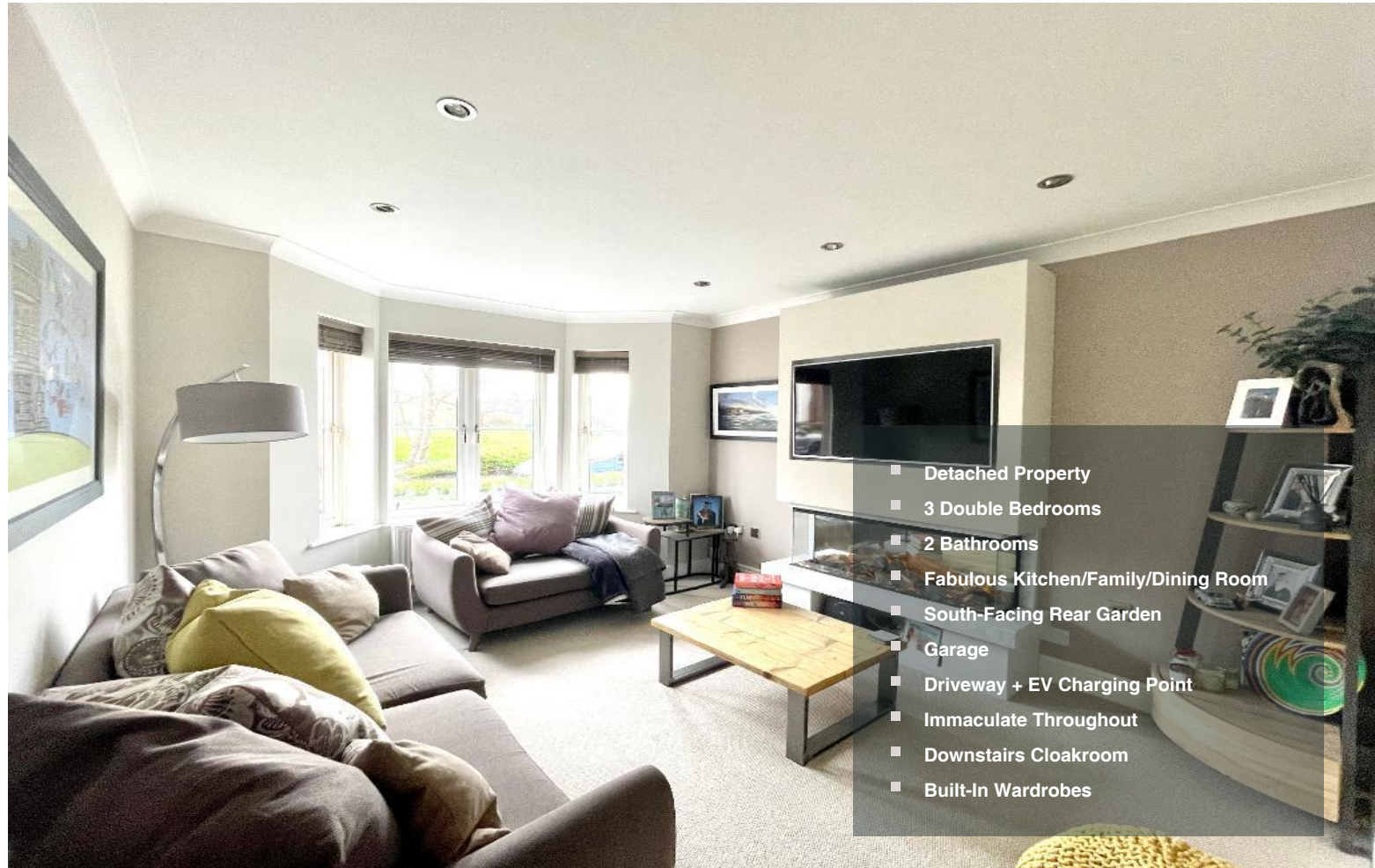
Description

Welcome to this immaculate detached family home nestled in the charming town of Stratford upon Avon. As you step through the door, you'll immediately notice the meticulous attention to detail and the inviting ambiance throughout the property.

Upon entering, you are greeted by a spacious hallway leading to a convenient downstairs toilet, ensuring comfort and practicality for you and your guests. To your left, the elegant lounge beckons with its feature fireplace, creating a cozy atmosphere perfect for relaxing evenings.

The heart of the home lies in the fabulous kitchen/diner/family room located at the rear. This space is designed for modern living and entertaining, boasting built-in appliances, ample storage, and stylish finishes. The dining area offers plenty of room for a large dining table, ideal for hosting gatherings with family and friends. Meanwhile, the living area impresses with its vaulted ceiling and French doors that flood the room with natural light and seamlessly connect indoor and outdoor living.

Upstairs, you'll find three generously sized double bedrooms, each offering comfort and tranquility. Bedroom 1 is a true retreat with built-in wardrobes, dual aspect windows, and an en-suite shower room, providing a private sanctuary. Bedroom 2 also features built-in wardrobes, ensuring ample storage space for all your needs. Completing the upper level is a well-appointed family bathroom, offering convenience and functionality.



- Detached Property
- 3 Double Bedrooms
- 2 Bathrooms
- Fabulous Kitchen/Family/Dining Room
- South-Facing Rear Garden
- Garage
- Driveway + EV Charging Point
- Immaculate Throughout
- Downstairs Cloakroom
- Built-In Wardrobes

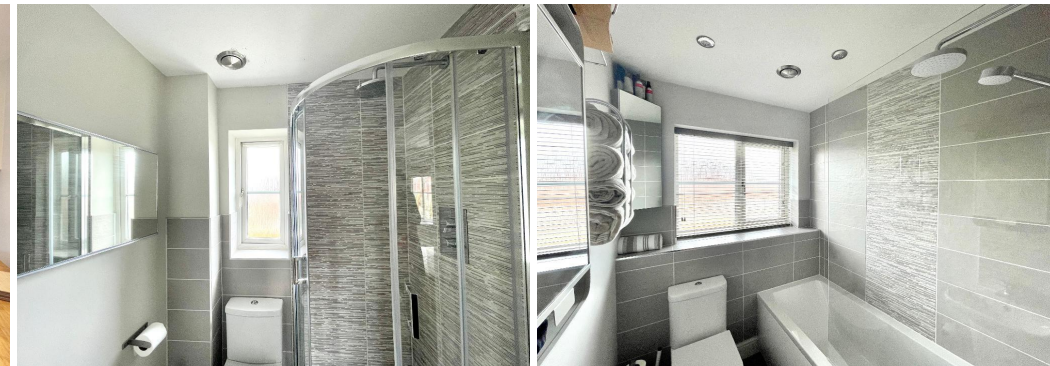
Step outside to discover the delightful south-facing rear garden, designed for low-maintenance enjoyment. With gated access to the front of the house, you can easily come and go as you please. Additionally, the property features a driveway with EV charging point and a garage, providing off-road parking and extra storage space.

Don't miss out on the opportunity to make this beautiful house your new home. Contact us today to arrange a viewing and start envisioning your future in this wonderful property in the heart of Stratford upon Avon.

Additional Information

We are informed by the vendor that the property is freehold and benefits from mains gas, electricity and drainage. All information should be checked by your solicitor prior to exchange of contracts. Council Tax Band E with Stratford on Avon District Council.

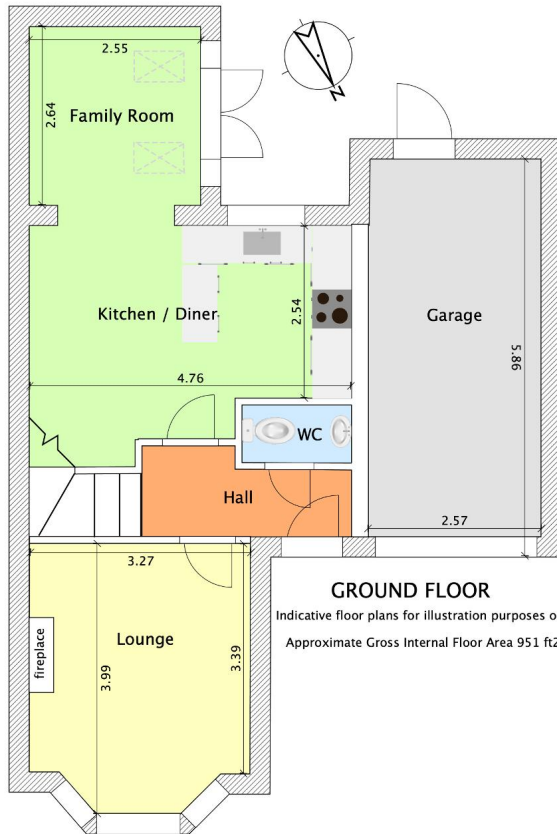
Disclaimer: These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.





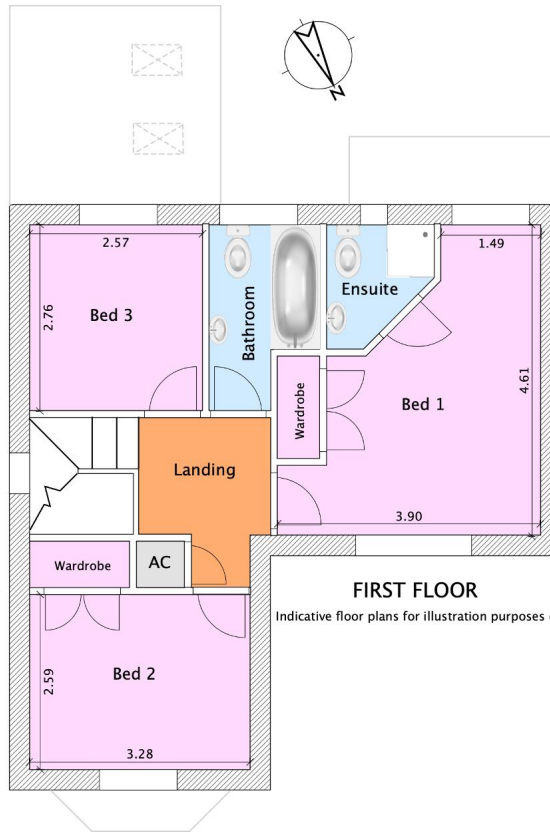


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR


Indicative floor plans for illustration purposes only
Approximate Gross Internal Floor Area 951 ft²




FIRST FLOOR

Indicative floor plans for illustration purposes only

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