

**3 Bedroom Semi-Detached for Sale - £525,000**  
Avon Crescent, Stratford upon Avon, Warwickshire, CV37 7EZ



## KEY FEATURES

- 3 Double Bedrooms • Superb Rear Garden • Garage • Driveway • Very Well Presented • Garden Room • Lounge + Dining Room • Utility Room + Downstairs WC • Sought After Location • Parquet Flooring



## Description

Set in a sought-after south of the river location, this beautifully presented three-bedroom semi-detached home offers a superb blend of comfort, style, and generous outdoor space. With a large and thoughtfully maintained rear garden, driveway parking, and an integrated garage, it's an ideal home for those looking to enjoy both indoor and outdoor living in one of Stratford-upon-Avon's most popular areas.

Tucked behind a pretty front garden and a driveway providing off-road parking, the property opens into a welcoming hallway with beautiful parquet flooring, setting the tone for the quality and style found throughout. To the front is a bright and elegant lounge where the parquet continues. This is a perfect retreat for quiet evenings and has a lovely flow through into a well-proportioned dining room at the rear.

This sociable space enjoys a lovely connection to both the modern fitted kitchen and the garden room beyond - a versatile spot for relaxing, reading, or enjoying the garden outlook whatever the weather.

The kitchen is fitted with contemporary units and offers a practical layout, with access back to the hallway and also through to a utility area, downstairs cloakroom, and the integrated single garage.

Upstairs, the accommodation continues to impress. The principal bedroom is a spacious double to the rear, complemented by a second generous double at the front and a smaller double bedroom at the front - all served by a stylish and well-appointed family bathroom.

One of the standout features of this home is the rear garden - a wonderful, mature space laid mainly to lawn with established borders and attractive planting. A pleasant patio provides the perfect setting for summer meals, morning coffee, or simply soaking up the surroundings. The garden offers both privacy and a sense of tranquillity, with plenty of space for families, keen gardeners, or anyone who loves to spend time outdoors.

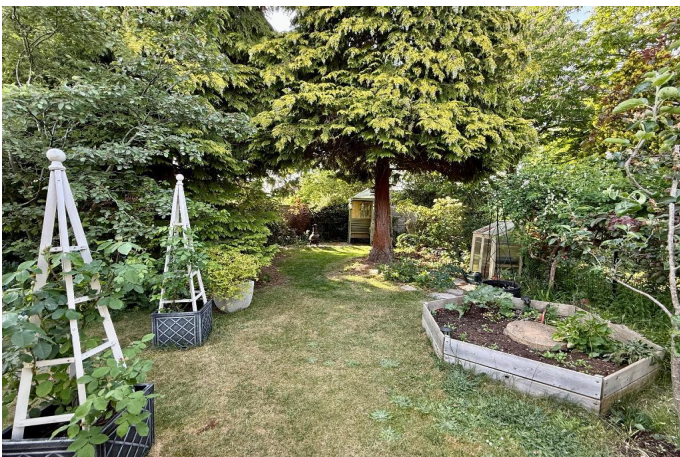
Located on the favoured south side of Stratford-upon-Avon, this home is within easy reach of local amenities, schools, and riverside walks. The town itself is world-famous for its literary heritage, but also offers a vibrant mix of independent shops, excellent dining, cultural attractions, and convenient transport links - making it a superb place to call home.

### Additional Information

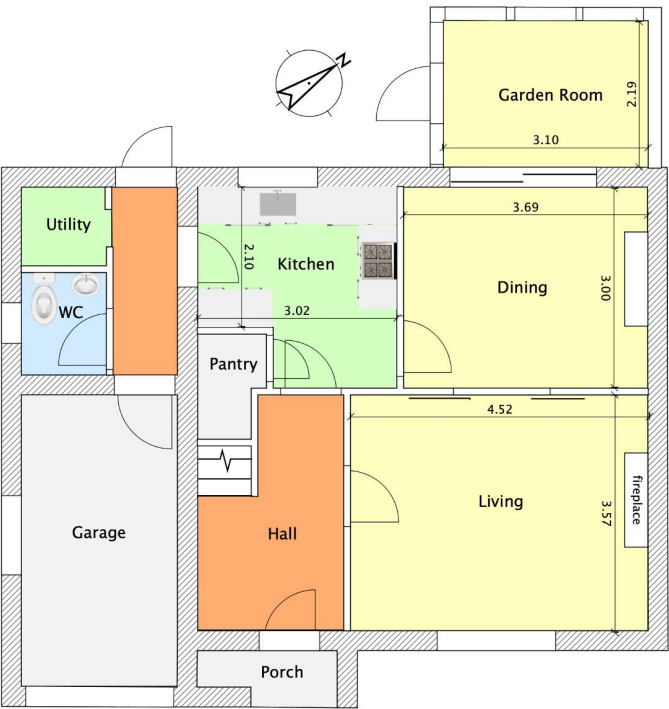
We are informed by the vendor that the property is freehold and benefits from mains gas, electricity and drainage. Council Tax Band D with Stratford on Avon District Council. All information should be checked by your solicitor prior to exchange of contracts.





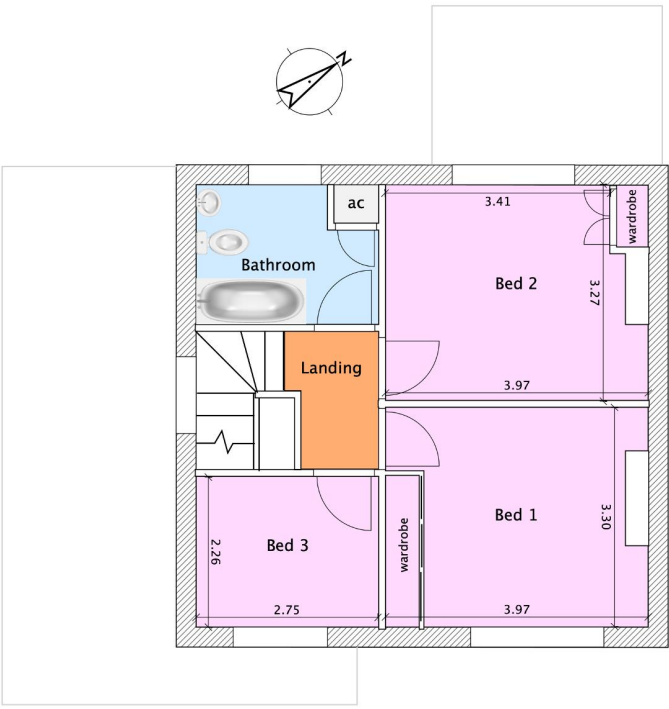






Approximate Gross Internal Floor Area 1143 ft<sup>2</sup> / 106 m<sup>2</sup> (excl garage)  
Indicative floor plans for illustration purposes only

GROUND FLOOR



Indicative floor plans for illustration purposes only

FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		