

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



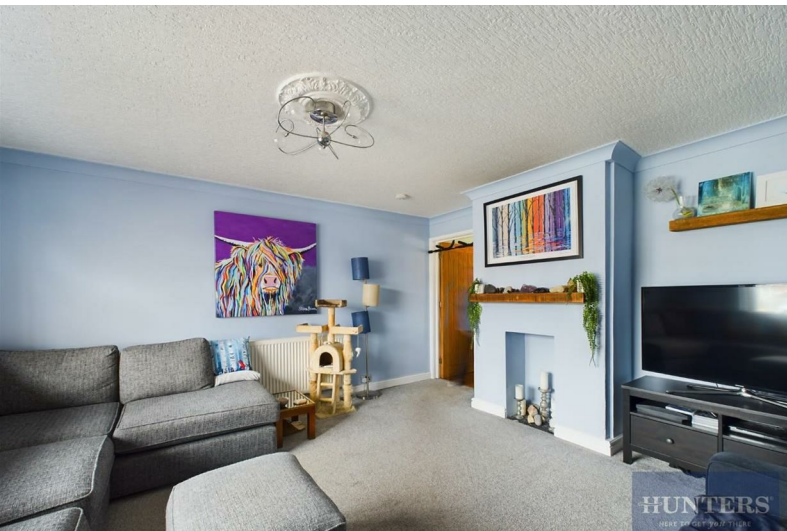
## Windermere Road

Hatherley, Cheltenham, GL51 3PW

Asking Price £415,000



Council Tax: C



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## SITTING ROOM

14'5" x 13'6"max (4.39 x 4.11max)

## DINING ROOM

16'11" x 8'6" (5.16 x 2.59)

## KITCHEN

14'6" x 8'9" (4.42 x 2.67)

## GARAGE / STUDIO

14'0" x 8'0" (4.27 x 2.44)

## UTILITY ROOM

8'0" x 6'1" (2.44 x 1.85)

## GROUND FLOOR WC

## BEDROOM ONE

12'10" x 9'6" (3.91 x 2.90)

## BEDROOM TWO

10'7" x 10'1" (3.23 x 3.07)

## BATHROOM

## BATHROOM IMG 2

## SEPARATE SHOWER ROOM

## BEDROOM THREE

14'4" x 8'8" (4.37 x 2.64)

## BEDROOM FOUR

10'8" x 8'3" (3.25 x 2.51)

## FRONTAGE / PARKING

## GARDEN

## PATIO AREA

- Four Double Bedrooms
- Extended Three-Story 1960's House with 1400 sqft
- Two Reception Rooms & Ground Floor WC
- Two Bathrooms
- Owner Has Found a Property and the Onward Chain is Complete
- Large Studio + Utility
- South-West Facing Garden
- Driveway Parking
- Combi Boiler & Double Glazing installed in 2022
- EPC Rating D | Council Tax Rating C

Situated just off the main Hatherley Road is this impressive, four double bedroom, extended semi-detached family home with more key features than we have seen in one property for a long time. This family home also offers two large reception rooms plus a side extension with a third space (currently used as a studio/home office). In addition to the exemplary living space there is also a 14'+ kitchen, a utility room and a separate ground floor wc. The property provides a total of 1400 sqft accommodation.

On the first floor there are two double bedrooms, an extended family bathroom with bath and shower. There is also a further separate shower room with full width shower and bathroom suite.

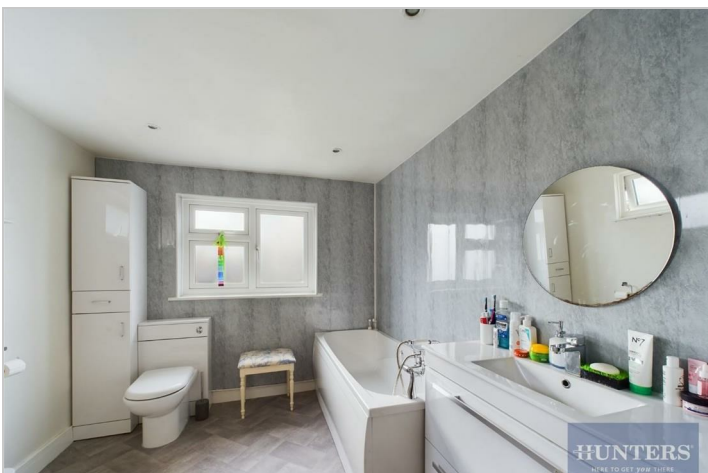
A second staircase leads to a well appointed attic conversion providing two generous bedrooms with elevated views.

Outside, this fabulous property boasts three off road parking spaces to the front, to the rear there is a good sized garden that enjoys a good degree of privacy with a lawn area, a patio area and a raised rear decking area.

Further benefits include modern gas central heating and double glazing throughout, both installed in 2022.

Situated just off the Hatherley Road on Windermere Road, this property is perfectly located for pedestrian access to a range of high achieving local schools including Lakeside junior school and the highly regarded Bournside comprehensive. Further afield, the house is convenient for access to GCHQ and the M5 Junction 11.

Cheltenham's famous Montpellier district is a brisk 32 minute walk (Google maps). There is also a regular Bus service to Cheltenham Town Centre, the railway station and Gloucester.



## Road Map



## Hybrid Map



## Terrain Map



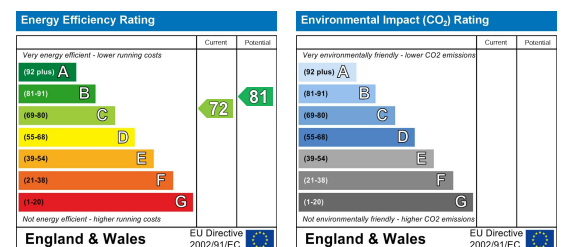
## Floor Plan



## Viewing

Please contact our Hunters Cheltenham Office on 01242 528500 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.