

HUNTERS[®]

HERE TO GET *you* THERE



Long Mynd Avenue

Up Hatherley, Cheltenham, GL51 3QN

Asking Price £475,000



Council Tax: D



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Living Room

22'10" x 12'5" (6.97 x 3.81)

Kitchen/Dining Room

17'9" x 10'0" (5.43 x 3.07)

Reception Room

10'8" x 11'9" (3.26 x 3.59)

Bedroom 4

11'0" x 7'4" (3.36 x 2.26)

Study/Snug

8'9" x 10'4" (2.67 x 3.15)

Utility Room

4'7" x 7'8" (1.42 x 2.34)

Bedroom 1

10'0" x 13'8" (3.05 x 4.18)

Bedroom 2

9'10" x 10'11" (3.00 x 3.33)

Bedroom 3

9'0" x 10'7" (2.76 x 3.23)

Bathroom

8'5" x 7'8" (2.57 x 2.34)

- Beautifully Presented Three Double Bedroom House
- Study / Bedroom Four
- Three Reception Rooms
- Kitchen / Dining
- Large Driveway
- Immaculate Condition Throughout
- Dedicated Utility Room
- Re-Fitted Family Bathroom
- Council Tax Band D | EPC Rating C
- Tenure: FREEHOLD

Hunters are delighted to present this truly immaculate four double bedroom extended luxury family house to the sales market. A credit to its current owners, we can honestly describe this stunning home as 'better-than-new' with beautifully presented decor throughout

This fine property sits back from the road behind a large bloc paved drive with parking for several vehicles. Inside, the property is tastefully decorated, and the ground floor has been maximised with a fabulous full width extension enlarging the kitchen/dining room and the sitting room.

This fabulous property offers the following accommodation:

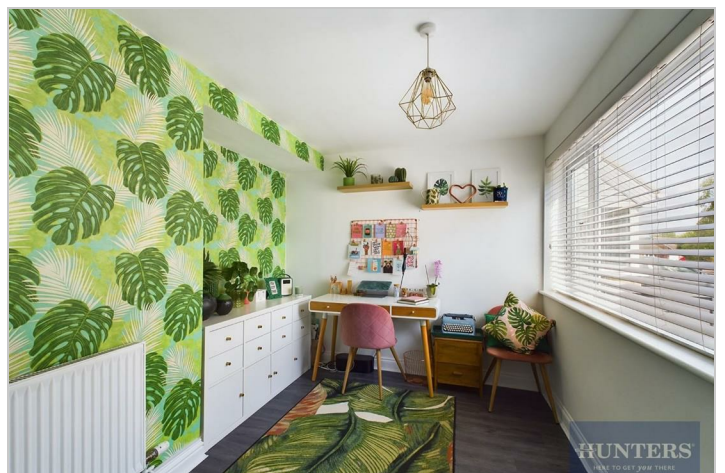
Ground Floor: The open plan entrance hall is light and airy with access to all rooms. The garage has been converted into a luxury home office/bedroom four/playroom etc. There is a cloakroom with a wc and basin. The large 22'+ living room overlooks the private garden, as does the 17'+ kitchen between which, there is a folding glass panelled bi-fold style Oak door, when opened creates an open plan entertaining area. Off the kitchen, there is a generously proportioned utility room with door to side.

First Floor: The property continues to impress with three genuine double bedrooms and a luxuriously appointed full bathroom suite.

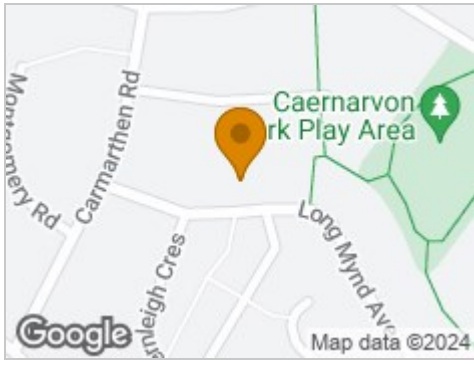
Outside: There is off road parking for 6+ vehicles to the front, the rear is immaculate and enjoys a good degree of privacy.

Summary: We cannot do this property justice with words alone. Probably the most complete package we have had the honour of selling this year. We predict, with serious conviction, that the first viewer will buy this house, so please do not delay in arranging an appointment to view.

All viewings are strictly by appointment only.



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.