

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Brookway Drive

Charlton Kings, Cheltenham, GL53 8AJ

Guide Price £575,000



Council Tax: D



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Hunters Estate Agents are delighted to bring this exceptional, recently refurbished four-bedroom traditional family home to the sales market. Built circa 1935, this fine home has more recently enjoyed a full two-story side extension that provides additional light and airy space making this the perfect property to create a 'forever home'.

The accommodation in this superb property could accurately be described as a blank canvass, being highly adaptable and can be utilised in a variety of ways. In line with the requirements of modern family living the layout on the ground floor has an open plan theme throughout.

Externally the property continues to impress with ample off-road parking to the front. To the rear you will find a garden that enjoys a high degree of privacy and an ideal place to unwind with the family or guests at the weekend.

Brookway Drive is a small no-through-road in the centre of the perennially popular Charlton Kings residential district. Ideally located being a short \*15-minute walk to the 'Outstanding' Balcarras senior school and just an \*8-minute walk to the highly regarded Charlton Kings Social Club, The Royal bar and restaurant (a family orientated bistro bar) and St Mary's Church.

Brookway Drive boasts of excellent communications with a nearby bus stop on the A435 with regular services to town centre. Commuting to either Cirencester or Oxford is simple and avoids rush hour town traffic.

Summary: This property has several key features that make it easy to recommend. The 'like new' internal condition with a character exterior is very attractive, as is the fact that the property is ready to occupy at short notice with no onward sale to worry about. We love good sized and well maintained rear gardens as well. Most buyers of this property will probably be focused on the proximity to the most desirable senior school in Cheltenham but there are other facilities nearby in this vibrant part of town.

\* All distance's taken from Google Maps



- **Four Bedroom Semi-Detached Family Home**
- **\*15-minute walk to Balcarras School**
- **New Decor Throughout**
- **Like New Inside**
- **EPC Rating D | Council Tax Band D**

- **Recently Refurbished Throughout**
- **New Bathrooms (2) and Kitchen**
- **NO ONWARD CHAIN**
- **Fabulous Location**
- **Tenure: Freehold**

## Room Sizes

### Living Area

25 x 9'9 (7.62m x 2.97m)

### Dining Area

### Kitchen/Breakfast Area

21'3 x 8'6 (6.48m x 2.59m)

### Shower Room

5'4 x 4'11 (1.63m x 1.50m)

### Bedroom One

12'10 x 9'9 (3.91m x 2.97m)

### Bedroom Two

12'10 x 8'7 (3.91m x 2.62m)

### Bedroom Three

10'4 x 9'9 (3.15m x 2.97m)

### Bedroom Four

7'1 x 5'6 (2.16m x 1.68m)

### Bathroom

5'7 x 5'5 (1.70m x 1.65m)



## 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 Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.