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Warden Hill Road

Cheltenham, GL51 3EE

Asking Price £500,000



Council Tax: C



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Hunters Estate Agents are delighted to offer this extensively extended three bedroom luxury bungalow for sale in Hatherley, complete with off road parking and an approx' 80' private rear garden.

The most impressive feature of this fine home is the 26' extended kitchen/dining room; it's a light and airy expansive contemporary 'day space' which forms the central focus of the property and incorporates a separate dining area, living area and luxury kitchen with concealed units, oven, hob and centre island and breakfast bar. The granite work surfaces, and high-end fittings finish this amazing room perfectly.

All bedrooms are double rooms and well-appointed, and the family bathroom has been recently re-fitted in a modern contemporary style. Further features include a new central heating boiler fitted in 2024, and new roofing works completed in January 2025.

The owners have reliably informed us that extending the property to house two further bedrooms in the loft space can be carried out under permitted development and have plans available to view for the works.

The outside of the property continues to impress with a wide easy access to off road parking for several vehicles. To the rear there is a beautiful larger than average rear garden that enjoys a high degree of privacy.

This well-connected property is just a short 28-minute walk from/to Montpellier Gardens with its surrounding cafe's, bars and restaurants. Bournside School is also close by and easily reached by foot. Further afield the property benefits from excellent communications to several supermarkets, local public houses and shops. There is also simple and easy access to the motorway junction 11, making commuting to the major cities of Birmingham, Bristol and London smooth and trouble free.

SUMMARY: This lovely family home offers enough space for any growing family, but the layout is very versatile and is fully useable and suitable for a professional or retired couple, with little wasted space.

- Three Double Bedroom Bungalow
- 26' Kitchen/Living Space = Separate Dining Area
- Modern Fully Fitted Kitchen with Granite surfaces
- Further development Potential
- Council Tax Band C | Energy Rating (EPC) D (before the new boiler was fitted)
- Extended to the Rear
- Modern Bathroom Fitted Suite
- Larger Than Average and Very Private Rear Garden
- Immaculate Condition Throughout
- Tenure - Freehold

Living Room/Kitchen

26'3" x 14'7" (8.02 x 4.45)

Dining Area

11'3" x 11'2" (3.43 x 3.41)

Utility Room

5'7" x 5'6" (1.71 x 1.70)

Bedroom One

12'5" x 11'3" (3.80m x 3.45m)

Bedroom Two

11'5" x 11'2" (3.49 x 3.42)

Bedroom Three

10'3" x 8'10" (3.14 x 2.70)

Bathroom

6'8" x 5'2" (2.04 x 1.58)



Road Map



Hybrid Map



Terrain Map

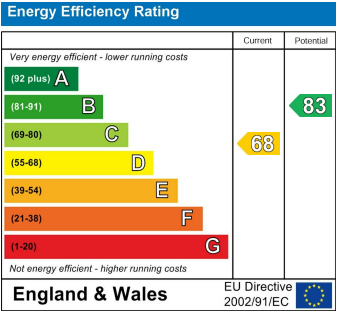


Floor Plan



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.



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.