

HUNTERS®

HERE TO GET *you* THERE



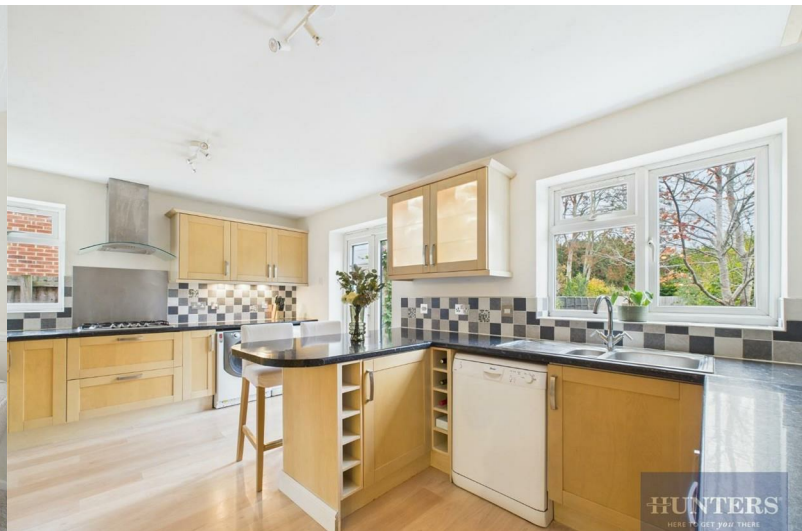
Brooklyn Gardens

Cheltenham, GL51 8LW

Asking Price £425,000



Council Tax: D



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Hunters Estate Agents are delighted to offer this exceptional and EXTENDED four-bedroom semi-detached family home to the sales market, complete with two bathrooms, and a large and very private non-overlooked rear garden.

Brooklyn Gardens is one of Cheltenham's best kept secrets, tucked away on the west side of central Cheltenham, this small oval of 1950's family homes all have fabulous sized plots enjoying a high degree of privacy.

This property is a fine example and benefits from a two-story rear extension allowing for a beautiful 16' x 11' kitchen/Breakfast room at the rear overlooking the garden and on the first floor there is an additional fourth bedroom.

This superb family home offers the following accommodation:

Ground floor:

The covered entrance porch gives access to the entrance hall. To the rear of the entrance hall there is a full bathroom suite (the second bathroom in the house). The traditional bay fronted living room sits to the front of the property with the Dining room facing the rear elevation. The highly desirable kitchen/breakfast room lies across the rear with open views of the extensive garden.

First floor:

The main bedroom has a deep bay window and faces the front, as does bedroom four. Bedrooms two and three face the rear with the family bathroom being centrally located. It is worthy of note that bedroom four is well positioned to be converted to an en-suite to bedroom one if desired, (subject to plumbing accessibility and building regs).

Outside:

The property sits behind its own fore-garden that has been made low maintenance with a block paved driveway for off road parking. The drive leads to a single detached garage with an up and over entrance door, mains power and light. To the rear there is an 80'+ private garden mainly laid to lawn with close panel boundaries.

This is an exceptional property that is ready to move into and would suit any growing family.

All viewings are by appointment only

Tel: 01242 528500

- Four Bedroom Extended 1950's Semi-Detached Home
- Three Reception Rooms
- Very Large and private Rear Garden
- Excellent Location for accessibility to M5, GCHQ and Town Centre
- Council Tax Band D | Energy Rating (EPC) D

- Well Presented Property with NO ONWARD CHAIN
- Two Bathrooms
- Two Story Extension
- quiet 'no-through' road
- Tenure - Freehold

Living Room

11'7" x 13'1" (3.54 x 4.00)

Dining Room

10'10" x 13'3" (3.32 x 4.06)

Kitchen / Breakfast Area

Bathroom

6'6" x 6'6" (2.00 x 1.99)

Bedroom One

11'1" x 13'8" (3.38 x 4.19)

Bedroom Two

9'2" x 13'3" (2.80 x 4.06)

Bedroom Three

9'7" x 10'7" (2.94 x 3.23)

Bedroom Four

6'7" x 7'10" (2.03 x 2.41)

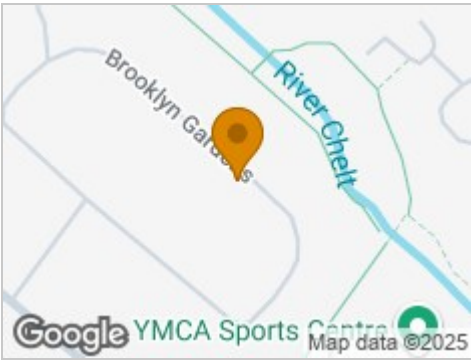
Bathroom

5'5" x 6'10" (1.66 x 2.10)

Garage



Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0

- Kitchen / Breakfast Area: 5.54 x 3.23 m / 18'0" x 10'7"
- Dining Room: 3.32 x 4.06 m / 10'10" x 13'3"
- Living Room: 3.54 x 4.00 m / 11'7" x 13'1"
- Bathroom
- Hall

Floor 1

- Bedroom Three: 2.94 x 3.23 m / 9'7" x 10'7"
- Bedroom Two: 2.80 x 4.06 m / 9'2" x 13'3"
- Bedroom One: 2.42 x 4.19 m / 7'11" x 13'8"
- Bedroom Four: 2.03 x 2.41 m / 6'8" x 7'11"
- Bathroom
- Landing

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Approximate total area⁽¹⁾
106.9 m²
1153 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.


GIRAFFE360

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.

Material Information



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.