



SHELDON  
BOSLEY  
KNIGHT  
**FOR SALE**  
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Chesford Grove, Stratford-Upon-Avon, CV37 9LS

**SHELDON  
BOSLEY  
KNIGHT** LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

**\*\*\* NO ONWARD CHAIN \*\*\*** This well presented and deceptively spacious semi-detached home, enjoys a cul-de-sac position within this popular residential address approximately one mile from Stratford-upon-Avon town centre. The property is less than one mile from Stratford Railway, 0.2miles from Bishopton Primary School with Stratford upon Avon secondary school and Stratford Girls Grammar with 0.8miles

In brief the property comprises; storm porch leading into a spacious open plan living room dining room measuring some 23ft by 11ft at its widest point. There is a neatly fitted kitchen having a comprehensive range of base, drawer and wall units incorporating a built-in oven & hob. On the first floor there are three good sized bedrooms and a family bathroom. From the dining room at the rear there are double sliding doors through to a brick based UPVC conservatory with further double doors leading out onto a patio area and west facing lawned rear garden

To the front of the property there is a block paved driveway providing parking and direct access to a garage, side pedestrian access leads to the rear garden. The property also benefits from UPVC double glazing throughout gas central heating and an Electric Vehicle Charging point. Viewing of this property is strongly advised.

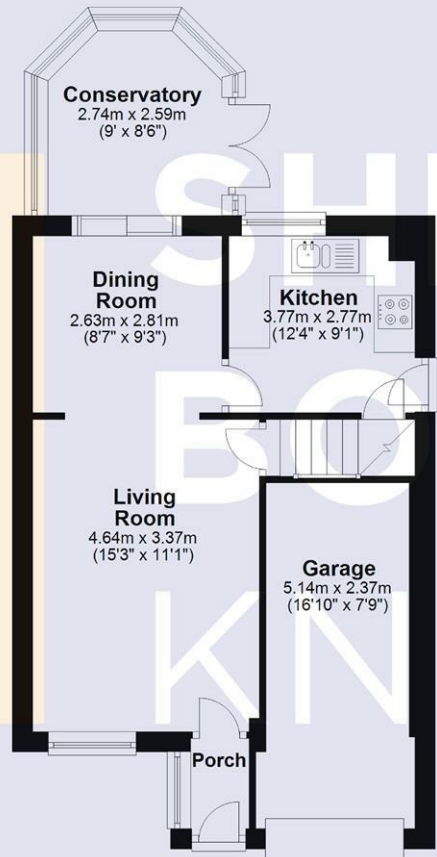






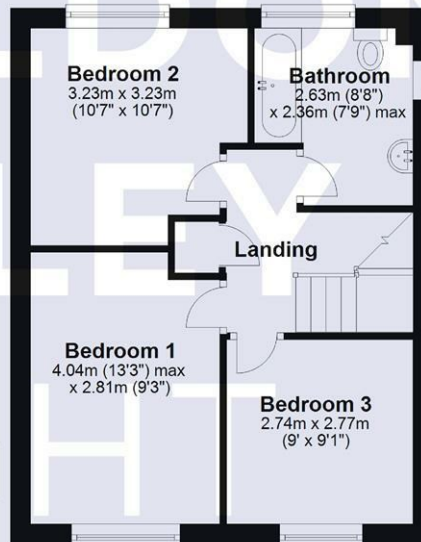
### Ground Floor

Approx. 53.2 sq. metres (573.1 sq. feet)



### First Floor

Approx. 41.8 sq. metres (450.3 sq. feet)



Total area: approx. 95.1 sq. metres (1023.4 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

## Key Features

- Quiet Cul-De-Sac Position
- Semi-Detached Family Home
- Spacious Lounge Combined Dining Room
- Brick Based Victorian Conservatory
- Fitted Kitchen With Built-in Oven & Hob
- Within Easy Reach Of Stratford Town Centre
- Garage & Off Road Parking
- Internal Inspection Recommended
- Vehicle Electric Charging Point
- No Upward Chain

**Offers In Excess Of  
£325,000**

EPC Rating - C

Tenure - Freehold

Council Tax Band - C

Local Authority -  
Stratford upon Avon District Council