



## 61 Maidenhall

Highnam, Gloucester, GL2 8DJ

**£685,000**



Murdock & Wasley Estate Agents proudly introduce this commanding 1950's four/ five bedroom detached house set in the heart of the desirable village of Highnam. Offering spacious and versatile accommodation to include three reception rooms, a downstairs bedroom/ study with shower room and four bedrooms upstairs. Positioned on an exceptional plot with beautifully established and mature gardens to the front and rear this property also features a garage and driveway.

Given its appeal, we believe this property is the perfect family home and expect significant interest. Therefore, we recommend arranging a viewing as soon as possible!





Maidenhall is a 1950's residential road predominantly made up of individual properties situated on the edge of the village of Highnam. Nestled just 3 miles to the North West of Gloucester the sought after village boasts a local shop, favoured primary school, doctors surgery and church with Cheltenham and the M5 both a short short drive away.

**Entrance Hall**

Accessed via upvc double glazed door, radiator, dado rail, picture rail, coving, stairs to first floor landing, under stairs storage cupboard, front aspect upvc double glazed windows. Doors lead off :

**Dining Room**

Power points, telephone point, radiator, feature fireplace, dado rail, picture rail, coving, front and side aspect upvc double glazed window.

**Kitchen**

Range of base, wall and drawer mounted units, roll edge work surfaces, one and half bowl sink with single drainer and mixer tap over. Appliance points, power points, oven/ grill with four ring hob and extractor hood over. Space for fridge/freezer, washing machine, dishwasher, table and chairs. Laminate flooring, coving, front and rear aspect upvc double glazed windows and door leading to the garden.

**WC**

Vanity wash hand basin with mixer tap over, low level wc, shaver point, Valliant gas fired boiler, radiator, coving, tiled flooring, rear aspect upvc double glazed window.

**Lounge**

Tv point, power points, two radiators, gas fire with marble and wood surround, parquet flooring, coving, front aspect upvc double glazed window. Patio doors opening to:

**Conservatory**

Power points, radiator, tiled flooring, rear aspect upvc double glazed windows and French doors leading to the garden. Doors lead off:

**Study/Bedroom**

Tv point, telephone point, power points, radiator, rear aspect upvc double glazed window. Door leads off:

**Downstairs Shower Room**

Suite comprising step in shower cubicle with electric shower over, extractor fan, low level wc, pedestal wash hand basin, tiled splash back, inset ceiling spotlights, rear aspect upvc double glazed window.

**First Floor Landing**

Power point, radiator, dado rail, picture rail, coving, airing cupboard with shelving, access to loft space, front aspect upvc double glazed window. Doors lead off:

**Master Bedroom**

Power points, telephone point, radiator, fitted wardrobes and storage cupboards, coving, front aspect upvc double glazed window.

**Bedroom Two**

Tv point, power points, radiator, coving, front aspect upvc double glazed window.

**Bedroom Three**

Power points, radiator, fitted storage cupboard, side aspect upvc double glazed window.

**Bedroom Four**

Power points, telephone point, radiator, coving, rear aspect upvc double glazed window.

**Bathroom**

Suite comprising step in shower cubicle with electric shower over, panelled bath, low level wc, pedestal wash hand basin, fully tiled walls, radiator, frosted rear aspect upvc double glazed windows.

**Outside**

To the front of the property there is a tarmac driveway which provides off road parking and leads to the garage which is accessed via up & over door with power and lighting. The front also has a beautifully maintained garden which comprises of a variety of mature trees, flowered borders and shrubs whilst being fully enclosed by low level brick walling.

To the side of the property a wooden gate provides access to the rear.

To the rear of the property there is a fully enclosed garden that is divided into two sections. The first section features a large, flat lawn adorned with a variety of mature flowers and shrubs with patio and wooden shed. Towards the rear, steps lead up to an additional area that includes a patio suitable for a table and chairs, a pergola, and a variety of mature trees and shrubs.

**Tenure**

Freehold

**Local Authority**

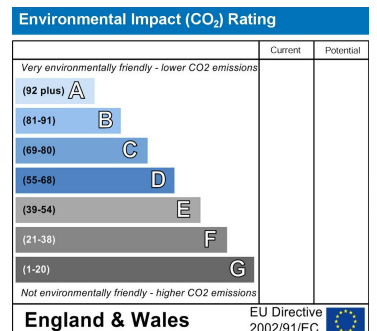
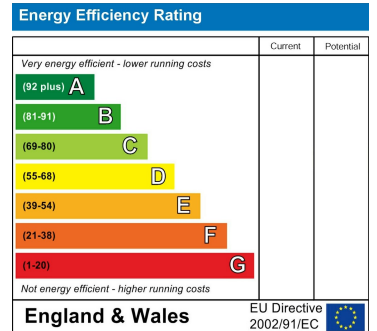
Tewkesbury Borough Council  
Council Tax Band: F

**Services**

Mains water, gas, electricity and drainage.

**Awaiting Vendor Approval**

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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