



335 OLD BATH ROAD, LECKHAMPTON, CHELTENHAM, GL53 9AJ

A GENEROUS 1930'S DETACHED HOUSE WHICH BENEFITS FROM AN EXTENSION TO THE REAR WITH AND POTENTIAL TO RECONFIGURE THE ACCOMMODATION EASILY TO CREATE AN IDEAL FAMILY HOME.



THE PROPERTY

This charming 1930's detached house is generous in design. Set back from the main road the drive provides off road parking. On entering the hallway leads through to all the ground floor accommodation. The main sitting room is bay fronted and has an open fire. The kitchen is practical and has been refitted. There is a useful lavatory and door to the side of the property. At the rear, the property has been extended, and this provides a c.25' reception room currently used for dining with a garden room at the rear and access to the impressive 98' (29.8m) west facing garden.

The bedrooms comprise of a main bedroom with en suite, three further bedrooms and a 4-piece bathroom. There is also a useful study off the landing.

OUTSIDE

With over 40 years of nurturing and care the garden is a delight with an abundance of well stocked flower borders and specimen trees which include a handkerchief tree and monkey puzzle to name a few.

At the foot of the garden is 8' x 8' (2.4mx2.4m) summer house, hexagonal greenhouse and an 8'x6' (2.4mx1.8m) shed and aviary. A paved terrace has a substantial aluminium glazed canopy allowing Al fresco year-round use also providing both shelter and shade. There is side access leading to the front of the property and a door to the garage. The front garden is enclosed by natural hedging and has off road parking for two vehicles.

AGENTS NOTE

The property is double glazed and has gas central heating. It will be sold chain free.







Approximate Gross Internal Area = 1627 sq ft / 151.2 sq m

Illustration for identification purposes only, measurements are approximate and are not to scale.
Please check all details before making any decisions reliant upon them.
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Tenure: Freehold
EPC: E
Council Tax: E
Area: 1632.00 sq ft
Property Ref: 18783848

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