

WILKINSON

SALES • LETTINGS • MANAGEMENT

£435,000

Honeysuckle Crescent, Walton Cardiff, Tewkesbury,
GL20



4

Bedrooms



2

Bathrooms

101 High Street, Tewkesbury, Gloucestershire, GL20 5JZ |
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- Detached Home
- Front To Back Lounge
- Kitchen/Dining Room
- Utility Room
- Downstairs WC
- Four Bedrooms
- En-Suite Shower Room
- Four Piece Bathroom Suite
- UPVC Double Glazing
- Gas Central Heating
- Rear Garden
- Over Sized Garage
- Off Road Parking For Two Cars

Wilkinson SLM are delighted to offer for sale a well presented detached family home, situated on a lovely plot and located on the popular development of Walton Cardiff.

From the entrance hall there are doors on the right leading to the lounge room. The lounge has a lovely cosy feel with double doors opening to the rear garden. To the left of the hallway is the downstairs WC and access to the kitchen/dining room. The front to back kitchen/dining room has the added benefit of a built in double tower oven and electric hob and integrated fridge freezer and dishwasher. This room is the perfect place for entertaining especially on those lovely summer days! You also have a utility room off the kitchen that has space and plumbing for a washing machine and tumble dryer and a door leading to the rear garden.

Upstairs are four fantastic double bedrooms with the main bedroom benefitting from an en-suite shower room and built in wardrobe with mirror fronted sliding doors. The family bathroom is a great size offering a bath and a separate shower.

The rear garden has a paved patio seating area with the remainder laid to lawn. There is also gated side access which leads to the over sized garage which has power and lighting. In front of the garage is off road parking for two cars.

Front To Back Lounge 20' 2" x 11' 4" (6.15m x 3.45m)

Kitchen/Dining Room 20' 2" x 10' 7" (6.15m x 3.23m) *maximum measurements*

Utility Room 7' 1" x 4' 8" (2.16m x 1.42m)

Bedroom One 11' 8" x 10' 8" (3.56m x 3.25m) *maximum measurements*

En-Suite Shower Room 7' 0" x 4' 8" (2.13m x 1.42m)

Bedroom Two 10' 9" x 10' 5" (3.28m x 3.17m) *maximum measurements*

Bedroom Three 9' 9" x 9' 5" (2.97m x 2.87m) *maximum measurements*

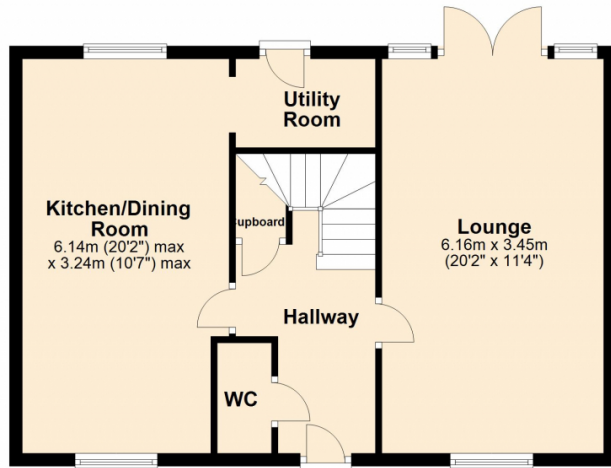
Bedroom Four 9' 3" x 8' 2" (2.82m x 2.49m)

Family Bathroom 11' 4" x 6' 3" (3.45m x 1.91m) *maximum measurements*

Garage 18' 11" x 10' 4" (5.77m x 3.15m)

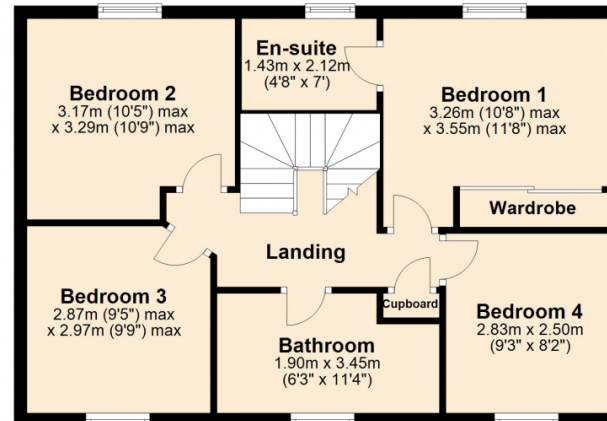
Ground Floor

Approx. 49.7 sq. metres (535.1 sq. feet)



First Floor

Approx. 56.0 sq. metres (603.3 sq. feet)



Total area: approx. 105.8 sq. metres (1138.4 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Walton Cardiff, GL20

