



R B WALTERS
ESTATE AGENTS



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*Hawthorne Avenue, Abbeydale, Gloucester,
Gloucestershire, GL4 4QB.*

£320,000

Situated in a sought-after residential area close to excellent schools and everyday amenities, this well-presented and extended home offers fantastic space for a growing family.

The ground floor features a spacious lounge/dining room leading into a bright conservatory, perfect for additional living space. The kitchen benefits from an adjoining utility room and a ground floor cloakroom for added convenience.

Upstairs, there are three double bedrooms and a generous single bedroom, along with a beautifully refurbished shower room, updated just 18 months ago.

Outside, the property boasts ample off-road parking for up to six vehicles, an integral garage, and a rear garden. A fantastic opportunity in a prime location.

Services

Mains Gas Central Heating

Mains Electric

Mains Water (Not Metered)

Mains Drainage

Fibre Broadband to the Cabinet

Entrance Porch

Entrance Hall

Living Room

24' 9" x 12' 0" (7.54m x 3.65m)

Conservatory

9' 1" x 8' 10" (2.77m x 2.69m)

Kitchen

10' 9" x 8' 9" (3.27m x 2.66m)

Utility Room

7' 3" x 7' 1" (2.21m x 2.16m)

Inner Hallway

Cloakroom

4' 0" x 2' 10" (1.22m x 0.86m)





First Floor Landing

Bedroom

12' 3" x 9' 8" (3.73m x 2.94m)

Bedroom

24' 9" x 7' 3" (7.54m x 2.21m)

Bedroom

9' 8" x 9' 3" (2.94m x 2.82m)

Bedroom

8' 8" x 8' 2" (2.64m x 2.49m)

Bathroom

8' 4" x 6' 5" (2.54m x 1.95m)

OUTSIDE

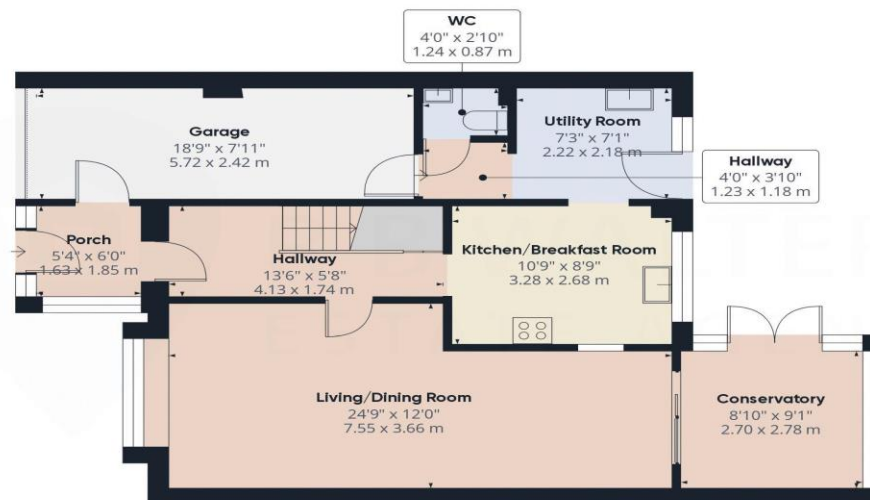
Driveway Parking for 6 Cars



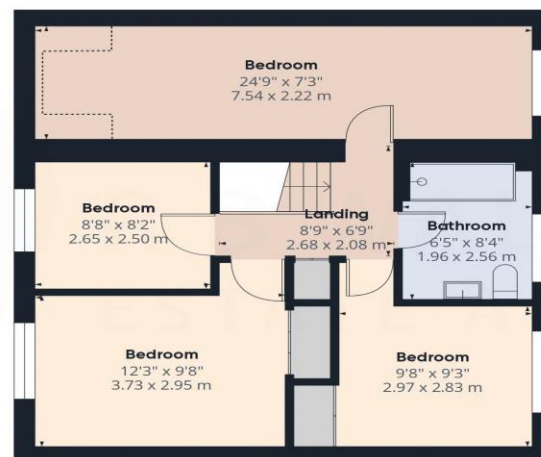
Integral Garage

18' 9" x 7' 11" (5.71m x 2.41m)

Rear Garden



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1380.8 ft²

128.28 m²

Reduced headroom

15.67 ft²

1.46 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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