



Betjeman Road, Stratford-Upon-Avon, CV37 7LJ

Offers in excess of £525,000



VIDEO TOUR AVAILABLE Nestled in a sought-after location south of the river, this expansive four-bedroom detached residence offers an ideal setting for family living. Spanning three floors, this home boasts generous living spaces designed for comfort and convenience.

The ground floor presents two inviting reception rooms, a spacious kitchen dining room, and a convenient cloakroom. Ascend to the first floor, where you'll discover three well-appointed bedrooms alongside a family bathroom. The second floor hosts a remarkable master bedroom complete with its own en suite, providing a peaceful retreat.

Outside, the property features a tranquil private rear garden, primarily laid to lawn and enhanced by a charming patio area, perfect for alfresco dining. Additionally, a single garage and parking space in front ensure practicality and ease.

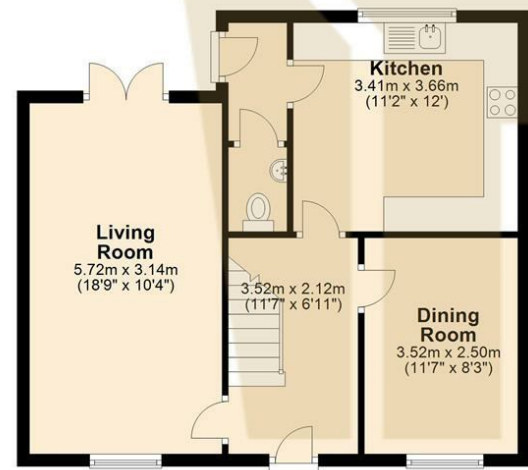
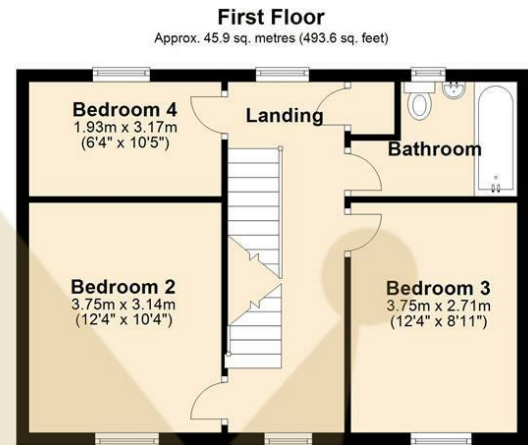
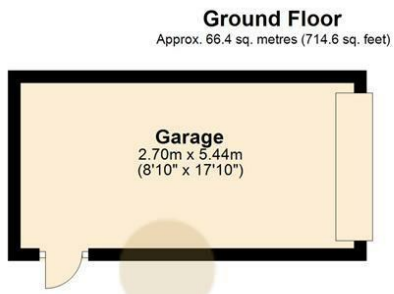
Characterized by abundant natural light and a welcoming ambiance, this residence exudes a homely atmosphere throughout. Situated within walking distance of local amenities, including shops, great school catchment which is Bridgetown Primary school and boasting easy access to bus stops and commuter routes, this home offers the perfect blend of convenience and comfort for modern family living.



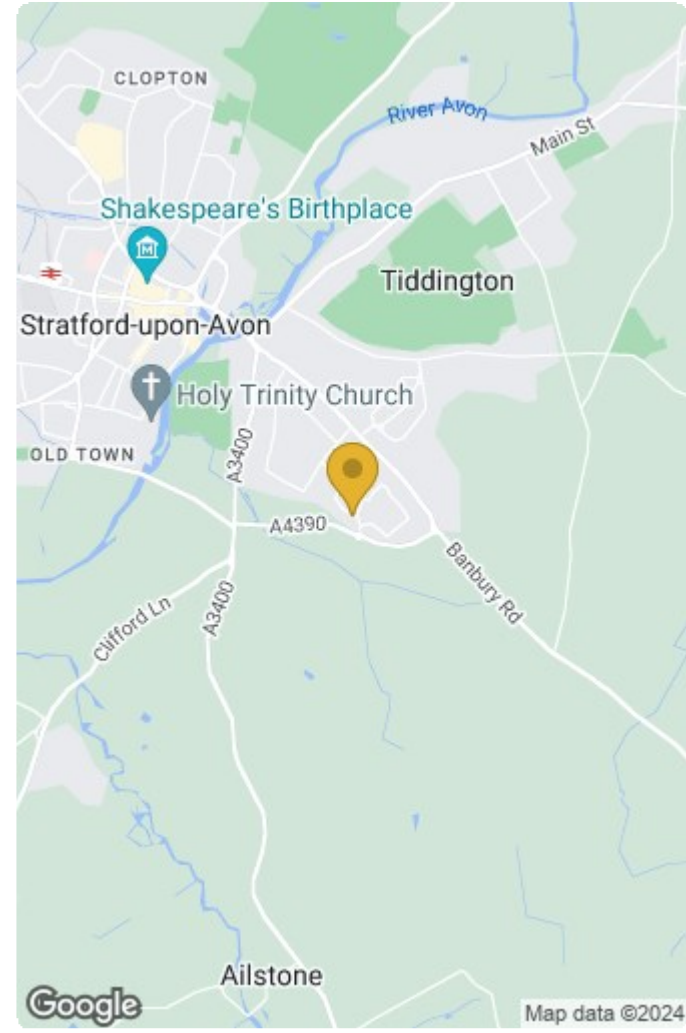
Hallway	
Living Room	18'9" x 10'3" (5.72m x 3.14m)
Dining Room	11'6" x 8'2" (3.52m x 2.50m)
Kitchen	11'2" x 12'0" (3.41m x 3.66m)
Bedroom Two	12'3" x 10'3" (3.75m x 3.14m)
Bedroom Three	12'3" x 8'10" (3.75m x 2.71m)
Bedroom Four	6'3" x 10'4" (1.93m x 3.17m)
Bathroom	
Bedroom One	18'9" x 23'2" (5.72m x 7.08m)
En Suite	8'10" x 10'2" (2.70m x 3.11m)
Garage	8'10" x 17'10" (2.70m x 5.44m)







Total area: approx. 157.8 sq. metres (1699.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		83

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		