



Chatham Road, Stratford-Upon-Avon, CV37 8WH

Offers in excess of £390,000

  
KING  
  
KING  
HOMES



Four bedroom detached family home located in the popular location of Meon Vale. This property comprises of a welcoming entrance hallway with stairs rising to the first floor and a downstairs cloakroom, to the left is a large lounge which has french doors leading to the rear garden and a window to the front of the property allowing natural light to flow through the room, to the other side of the property is a fitted kitchen diner with white gloss mounted units, a breakfast bar and a side door leading to the driveway and windows to the front and rear. To the first floor there are four bedrooms and a family bathroom, the master bedroom is fitted with an ensuite and built in wardrobes. To the outside of the property there is a low maintenance private rear garden which is mainly laid to lawn with shrubbery to the borders and a patio area which is perfect for external dining. To the front of the property there is a driveway offering off street parking and a single garage with an up and over door as well as side door access from the garden.



**Hall**

**WC**

**Living Room** 22'6" x 11'4" (6.87m x 3.46m)

**Kitchen / Diner** 22'6" x 10'0" (6.87m x 3.07m)

**Landing**

**Bedroom One** 13'4" x 11'3" (4.07m x 3.45m)

**En-Suite**

**Bedroom Two** 13'3" x 10'2" (4.05m x 3.11m)

**Bedroom Three** 8'10" x 11'3" (2.70m x 3.45m)

**Bedroom Four** 8'10" x 8'9" (2.71m x 2.68m)

**Bathroom** 5'2" x 7'3" (1.59m x 2.22m)

**Garage** 17'10" x 8'8" (5.46m x 2.65m)

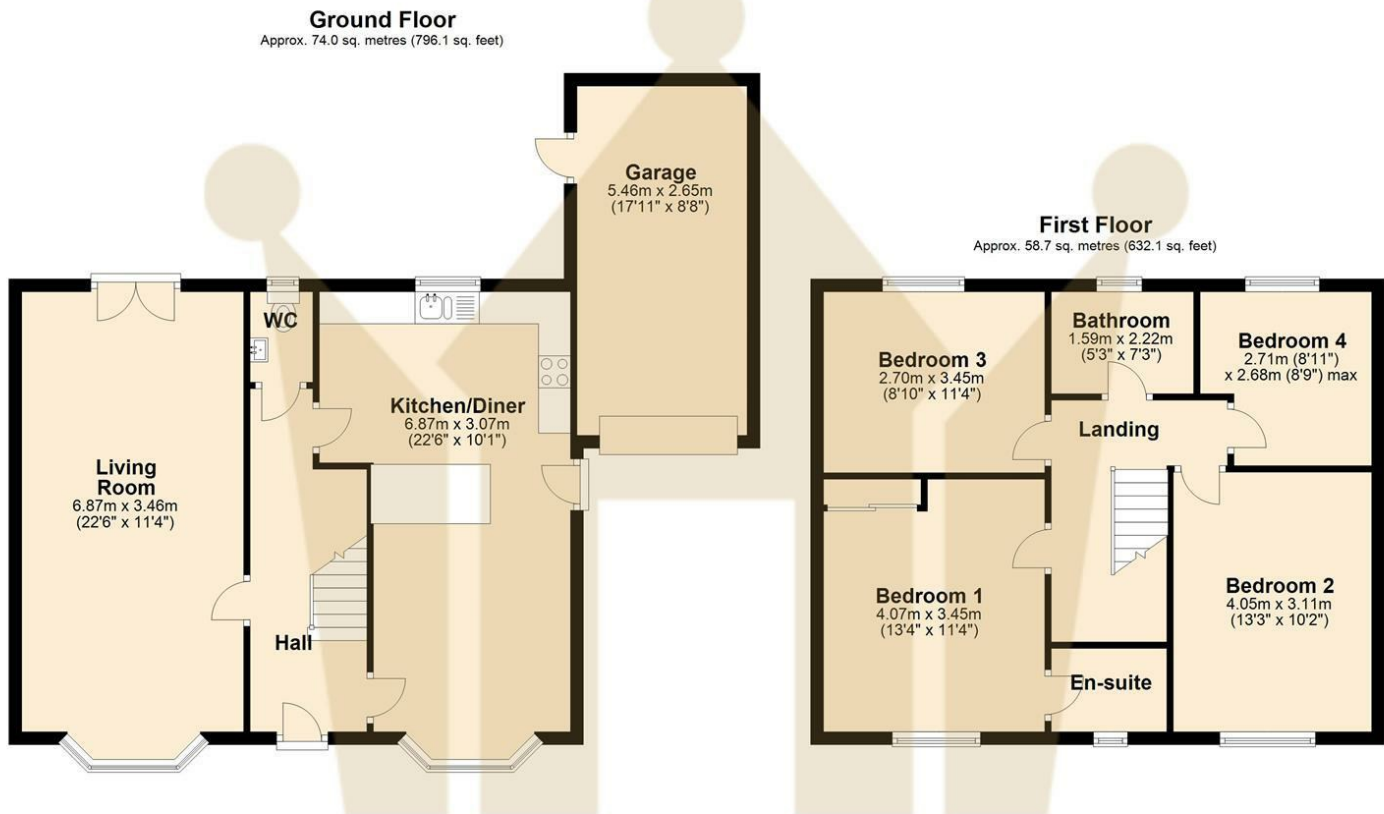




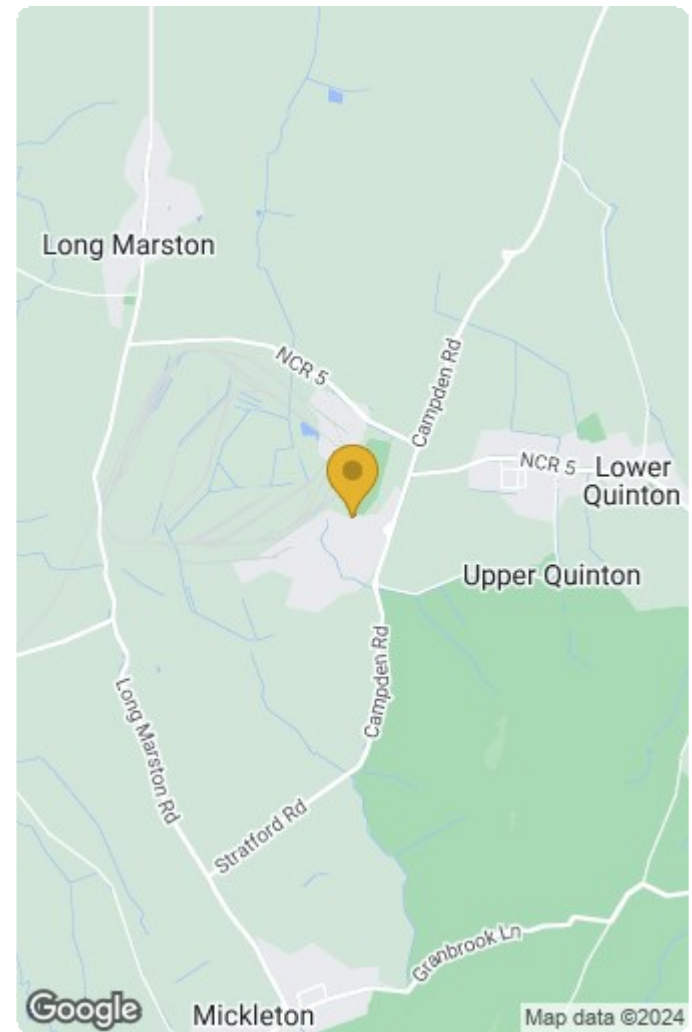








Total area: approx. 132.7 sq. metres (1428.2 sq. feet)



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

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